

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 3, 1973, in the Council Chamber at approximately 2:00 P.M.

PRESENT: Mayor Phillips  
Aldermen Bowers, Gibson, Harcourt,  
Hardwick, Linnell, Marzari,  
Pendakur, Rankin and Volrich

ABSENT: Alderman Massey

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,  
SECONDED by Ald. Gibson,  
THAT the Minutes of the Regular Council meeting dated June 26, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,  
SECONDED by Ald. Pendakur,  
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. DEPARTMENTAL REPORT  
June 29, 1973

LICENSES AND CLAIMS MATTERS

The Council noted a report from the Director of Permits and Licenses in respect of impounded dogs advising of request from the Coordinator of Animal Care at the University of British Columbia that the University be granted the opportunity to obtain dogs from the City Pound on the same basis as the general public. The dogs are used for teaching and research purposes.

It is noted that impounded dogs are held for 72 hours following impoundment to allow owners to claim dogs; unclaimed dogs are held an additional 48 hours for sale to the public, after which the University may purchase. The Director of Permits and Licenses suggests support of the request.

MOVED by Ald. Pendakur,  
THAT there be no change in the present policy with respect to impounded dogs and any correspondence on the subject be received.

- CARRIED UNANIMOUSLY

Regular Council, July 3, 1973 . . . . . 2

UNFINISHED BUSINESS

False Creek Report:  
Policies and Actions

The Council further considered the report of the False Creek Special Committee, dated June 26, 1973, and communication from the Chairman of the Committee (Alderman Hardwick), dated July 3, 1973, making amended proposals to the June 26th report, all of which relate to the report prepared by the Planning Department for the Special Committee and entitled "False Creek (Policies & Actions)- June, 1973".

After due consideration of the whole matter action was taken as follows on the various recommendations before Council:

I. False Creek Land Use by Sub-Area

MOVED by Ald. Hardwick,

THAT the Sub-Area Plan (pages 7 - 9) of the False Creek Report (Policies & Actions), be received and further that the following be received also.

- CARRIED UNANIMOUSLY

"Recommended that Council adopt in principle, for planning purposes, the land use ratios as proposed by Thompson, Berwick, Pratt and Partners for Areas 6 and 10".

II. Water

(a) MOVED by Ald. Hardwick,

THAT the following be approved.

- CARRIED UNANIMOUSLY

"Recommended that the section of the False Creek Report (Policies & Actions) dealing with water (pages 11 to 22) be received, the Council noting it has established policy on water area, and the item of water quality be referred to the City Engineer and Medical Health Officer for report back to your Special Committee".

(b) MOVED by Ald. Hardwick,

THAT when the required water standards have been prepared the following action be taken forthwith:

(i) Council advise marina operators in False Creek to provide the necessary sewage pump out facilities and refuse collection system to service their customers.

(ii) Council advise marina operators and industries to inform owners of pleasure or commercial craft on False Creek to undertake the necessary measures to prevent any discharge of sewage, organic or inorganic waste or noxious substances into the water.

- CARRIED UNANIMOUSLY

(c) MOVED by Ald. Hardwick,

THAT, bearing in mind the noise factor, the number of boats in the False Creek Basin be limited to a maximum of 1,700 until the Kitsilano Trestle is removed.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

False Creek Report:  
Policies and Actions (cont'd)

III. Land Use

MOVED by Ald. Hardwick,

(a) THAT the following be approved:

"Recommended that the section on land use in the False Creek report (Policies & Actions) (pages 23 to 40) be received and Council approve the standard of 5.81 acres of park per 1000 of population"

\* (b) THAT for the south side of the Creek, Areas 6 and 7, a maximum population of 7,800 be adopted for park planning purposes only.

(c) THAT the following be received for information:

"recommended the Council approve in principle the density standards shown below:

THE DENSITY EXPRESSED IN THE TABLE BELOW AND MEASURED IN TERMS OF DWELLING UNITS PER ACRE SHOULD BE EMPLOYED IN FALSE CREEK, EXCEPT IN AREA 7 WHERE THE CURRENT FLOOR SPACE RATIOS WILL BE USED.

Household Type	Population Per Household	Density Range	
		In Dwg. Units Per Net Acre	In Population Per Acre
Family	3.4	20-25	68-85
Elderly	1.4	34-45	49-63
Mature Couples	2.2	35-55	99-121
Young Couples	2.0	55-70	110-140
Single	1.2	80-100	96-120

"

- CARRIED

\* (Alderman Marzari voted against the motion in respect of (b) above)

MOVED by Ald. Rankin,

THAT the City Council hold public discussions on the residential section of the land use portion of the False Creek Report (Policies and Actions, June, 1973).

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Volrich and the Mayor voted against the motion)

MOVED by Ald. Hardwick,

THAT the following be approved:

"recommended Council approve the Vancouver City Planning Commission establishing a Review Panel for public discussion on the residential section of the land use portion of the False Creek report (Policies & Actions), for report back by September 15, 1973;

FURTHER THAT the City Council hear delegations at the appropriate time on the matter.

- CARRIED

(Aldermen Bowers and Rankin voted against the motion)

UNFINISHED BUSINESS (cont'd)

False Creek Report:  
Policies and Actions (cont'd)

Land Use (cont'd)

MOVED by Ald Hardwick,  
THAT the following be approved:

- CARRIED UNANIMOUSLY

"recommended the False Creek Committee in consultation with the Planning Commission and the Park Board establish a Review Panel in establishment of open space standards for the False Creek Study Area".

MOVED by Ald. Hardwick,  
THAT the following be approved:

- CARRIED UNANIMOUSLY

"recommended the Council receive the sections of the False Creek report (Policies & Actions) on community facilities and non-residential land use".

IV. Environment

MOVED by Ald. Hardwick,  
THAT the following be approved:

"recommended that this section of the False Creek report (Policies & Actions) (pages 41 to 48) and the "development criteria" be adopted in principle"

FURTHER THAT the Technical Planning Board be requested to comment.

- CARRIED UNANIMOUSLY

V. Transportation

MOVED by Ald. Hardwick,  
THAT the Transportation section of the False Creek report (Policies & Actions), (pages 49 to 56) be received and the Railway policies as shown below be adopted:

- (i) All railway freight handling facilities should be removed as soon as possible starting with the removal of the Kitsilano Trestle. No additional railway construction should be entertained.
- (ii) Accelerate the phasing out of industries requiring rail services at Granville Island.
- (iii) Consideration should be given to using railway rights-of-way for future transit service, and further that for transit and rail use planning purposes, the Sixth Avenue line be maintained.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,  
THAT the City Council request the Federal Government that in the proposed railway relocation legislation, non-Federally chartered railways in the City centres, be included.

- CARRIED UNANIMOUSLY.

Park Board Request for Deferment

The Council noted a letter from the Park Board, dated June 28, 1973, asking the False Creek report (Policies and Actions) be deferred to allow the Board an opportunity of study and to appear before the Council on the matter of open space considered appropriate in False Creek for park use.

Regular Council, July 3, 1973 . . . . . 5  
The Council recessed at approximately 3:55 p.m., and following an  
'In Camera' meeting in the Mayor's Office reconvened in open  
session in the Council Chamber, with the same members present,  
at 5:00 p.m.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT  
June 29, 1973 (cont'd)

SOCIAL SERVICE & HEALTH MATTERS

Rental Accommodation Grievance Board By-law

The Corporation Counsel reported as follows in respect of  
the Rental Accommodation Grievance Board By-law:

"The validity of the above by-law was called into question in the  
case of R. vs. Davidson Developments Ltd. The decision in that  
case holds that subsequent Provincial legislation (Part II of  
the Landlord and Tenant Act) impliedly repealed the City by-law.  
The effect of this is that any decision of the Board would be  
held to be ineffectual.

Upon being made aware of the decision I advised the Chairman of  
the Rental Accommodation Grievance Board that, in my opinion,  
the Board should suspend accepting grievances and holding hearings.  
The Board is, of course, continuing to advise and assist persons  
who contact it.

As far as I am aware no appeal from the decision is contemplated.  
However, even if an appeal was taken and was successful on the  
specific facts in this case, there could still remain a relatively  
large area of uncertainty as to the exact scope of the Act and  
the By-law.

Should Council wish to continue to regulate landlord and tenant  
matters, it is my opinion that the best course of action would be  
to seek legislative authority from the Provincial Government to  
regulate with respect to matters clearly defined in the enabling  
legislation.

Regardless of Council's decision as to whether it wishes to regu-  
late landlord and tenant matters it is required under the Landlord  
and Tenant Act to establish a Landlord and Tenant Advisory Bureau.  
The functions of the Advisory Bureau are:

- (a) to advise landlords and tenants in tenancy matters;
- (b) to receive complaints and seek to mediate disputes between  
landlords and tenants;
- (c) to disseminate information for the purpose of educating and  
advising landlords and tenants concerning rental practices,  
rights, and remedies; and
- (d) to receive and investigate complaints of conduct in contra-  
vention of legislation governing tenancies.

Until it has considered the form which the Advisory Bureau is to  
take, Council may wish to request the members of the present Board  
to perform the functions of the Advisory Bureau. "

In this regard a communication was noted from the Vancouver  
Rental Accommodation Grievance Board, also dated June 29, 1973,  
reporting on its position and action taken as a result of the  
Court decision.

Alderman Rankin reported that the Standing Committee on  
Social Services would be reporting to Council on this subject.

cont'd.....

Regular Council, July 3, 1973 . . . . . 6

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Social Service & Health matters (cont'd)

MOVED by Ald. Rankin,  
THAT an appeal be launched by the appropriate authorities.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,  
THAT the Vancouver Rental Accommodation Grievance Board  
continue its operations on the following basis:

- (a) as an Advisory Bureau under the Landlord and Tenant  
Act with functions as set out in the Corporation  
Counsel's report of June 29, 1973;
- (b) as a Board of Arbitration in mediating disputes;

However, before (a) and (b) above are effected, the Corporation  
Counsel report on them, submitting any necessary amendments to the  
existing By-law to make such proposals operative as advisable.

- CARRIED

(Alderman Rankin voted against the motion)

B. BOARD OF ADMINISTRATION  
General Report, June 29, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing four clauses  
identified as follows:

- Cl. 1: Closure of Portion of Lane north of 41st Avenue  
East of Balaclava Street
- Cl. 2: Closure of 10 foot Lane rear 5788 Holland Street
- Cl. 3: Terminal Avenue Storm Drain and Sanitary Sewer
- Cl. 4: Local Improvements by "Petition"

MOVED by Ald. Pendakur,  
THAT these clauses in the report be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report which contained Clauses  
1 to 4, identified as follows:

- Cl. 1: Investment Matters (Various Funds) - May, 1973
- Cl. 2: 1973 Basic Capital Budget
- Cl. 3: Grant Request: Anna Wyman Dance Foundation
- Cl. 4: Auto Allowances for City Employees

Action was taken as follows:

Clause 2

MOVED by Ald. Linnell,  
THAT this clause be referred to the Standing Committee on  
Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION  
General Report (cont'd)

Finance Matters (cont'd)

Clause 3

After considering the request of the Anna Wyman Dance Theatre Foundation for a grant in the amount of \$2,400, as set out in this clause, it was,

MOVED by Ald. Pendakur,  
THAT the request be received and no action taken.

- CARRIED

(Alderman Harcourt, Marzari and the Mayor  
voted against the motion)

MOVED by Ald. Marzari, in amendment,  
THAT a Grant of \$2,400 be approved.

- LOST

(Aldermen Bowers, Gibson, Hardwick,  
Linnell, Pendakur, Rankin, and Volrich  
voted against the motion)

(The motion of Alderman Pendakur was put and carried)

Clauses 1 and 4

MOVED by Ald. Linnell,  
THAT the recommendations of the Board of Administration  
and the Director of Finance contained in these clauses be  
approved.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS

Civil Defence Co-ordinator: Retirement

MOVED by Ald. Linnell,  
THAT the recommendation of the Board of Administration  
contained in this report, in respect of retirement of Civil  
Defence Co-ordinator, be approved.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report which contained clauses  
identified as follows:

- Cl. 1: Offer to Purchase from G.V.R.D. Housing Committee  
on behalf of Provincial Land Acquisition Program
- Cl. 2: Acquisition for Park Site #9 (Kitsilano)
- Cl. 3: Sale of portions of City-owned Lot 10
- Cl. 4: Acquisition for Britannia Community Services  
Centre: 1010 McLean Drive

The Council took action as follows:

Clause 1

MOVED by Ald. Bowers,  
THAT the sale of the land referred to in this clause to the  
G.V.R.D. Housing Committee, on behalf of the Provincial Land  
Acquisition Program, be on the basis of the price of \$650,000  
for the property on the following terms and conditions:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION  
General Report (cont'd)

Property Matters, Clause 1 (cont'd)

- (1) That the sale be on City Terms, with the date of sale being the date of the issuance of a development permit, or 120 days from the date of Council's approval of this report, whichever is the sooner;
- (2) That the sale be subject to the existing 20' easement bisecting the south westerly portion of the site;
- (3) That the sale be subject to a submission of a scheme of development to the satisfaction of the Director of Planning, and a successful application by the purchaser for re-zoning of the land to an F.S.R. not exceeding 1.0;
- (4) The purchaser to pay an amount in lieu of Municipal taxes and other municipal levies, and the G.V.R.D. to assume the responsibility for the payment of the municipal portion of the subsidy. "

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Linnell,  
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance, contained in these clauses, be approved.

- CARRIED UNANIMOUSLY

DEPARTMENTAL REPORT (cont'd) (June 29, 1973)

WORKS AND UTILITY MATTERS

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Update of Vancouver's Truck By-laws
- Cl. 2: Request for Curbs and Gutters on 59th Ave., Cambie to Ontario Streets
- Cl. 3: Lane Paving - Traffic Implications

Action was taken as follows:

Clause 1

MOVED by Ald. Pendakur,  
THAT consideration of this clause be deferred for two weeks and in the meantime the City Engineer be instructed to contact the following companies, as well as other interested parties, to obtain comments:

B.C. Truck Association  
Automotive Transport Association  
Teamsters' Union

- CARRIED UNANIMOUSLY

Clause 2

After considering the information contained in this clause, raised particularly because of a letter from Mrs. L. Konesky of 168 West 61st Avenue, referring to difficulties in the past to improve streets in her area, it was

cont'd....



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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL REPORT (cont'd)

Works and Utility Matters  
Clause 2 (cont'd)

MOVED by Ald. Bowers,  
THAT the City Engineer be instructed to proceed under Local Improvements (Initiative Principle) to construct a 36-foot wide pavement on the following streets:

59th Avenue - Cambie Street to Ontario Street  
Columbia Street - 59th Avenue to 62nd Avenue  
Manitoba Street - 59th Avenue to 62nd Avenue

- CARRIED UNANIMOUSLY

Clause 3

At a special Council meeting on May 17, 1973, when dealing with a Local Improvement Court of Revision, the Council resolved 'that Project 51 and 52, Schedule 419, be deferred pending a report on the implications of lane paving to major traffic generators'. Project 51 is the paving of the lane east of Heather Street from 52nd Avenue to 54th Avenue and the lane north of 54th Avenue east to Tisdall Street and Project 52 is the paving of the lane west of Kersland Street from 33rd Avenue to 35th Avenue.

The City Engineer gives an historic position and advice of lane traffic problems, as well as reporting on a request received to establish speed bumps in respect of Project 51.

MOVED by Ald. Pendakur,  
THAT these two lane Local Improvement projects be undertaken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,  
THAT the City Engineer be advised the Council would look with favour on the establishment of speed bumps in certain specific areas such as the one requested for Project 51.

- CARRIED

(Alderman Bowers voted against the motion)

BUILDING AND PLANNING MATTERS

The Council considered this report containing four clauses identified as follows:

- Cl. 1: Building Line - Cambie Street  
both sides, 16th to 2nd Avenues
- Cl. 2: Illegal Suite: Hardship Application  
3255 West 12th Avenue
- Cl. 3: Execution of Modification of Option to  
Purchase portion of Block "C"
- Cl. 4: Mini-Park: West Broadway & MacKenzie

Council took action as follows:

Clause 1

MOVED by Ald. Linnell,  
THAT the recommendation of the Deputy Director of Planning and Civic Development, contained in this clause, be approved.

- CARRIED

(Alderman Pendakur voted against the motion)

Regular Council, July 3, 1973 . . . . . 10

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT (cont'd)

Building & Planning matters (cont'd)

Clause 2

MOVED by Ald. Bowers,  
THAT this clause be referred to the Special Committee re  
Hardship Cases (Illegal Suites) for report.

- CARRIED UNANIMOUSLY

Clause 3 and 4

MOVED by Ald. Harcourt,  
THAT the recommendation of the Corporation Counsel contained  
in Clause 3 of the report be approved and Clause 4 of the report be  
received for information.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

This report contained two clauses identified as follows:

- Cl. 1: Settlement of Claims
- Cl. 2: Permit Fees

Council took action as follows:

Clause 1

MOVED by Ald. Linnell,  
THAT this clause of the report be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Bowers,  
THAT the recommendation of the Director of Permits and  
Licenses contained in this clause be approved.

- CARRIED UNANIMOUSLY

C. Report of Standing Committee  
on Civic Development, June 28

The Council considered this report containing five clauses  
identified as follows:

- Cl. 1: Building Grade - Fairview Slopes
- Cl. 2: Granville Street Mall
- Cl. 3: Proposed Office Buildings N/E corner  
Georgia & Bute and N/W corner Thurlow and Melville
- Cl. 4: Vancouver Downtown Development
- Cl. 5: Downtown Plan: Proposed Parking Policy

Action was taken as follows:

Clause 1

MOVED by Ald. Hardwick,  
THAT the recommendation of the Committee contained in this  
clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Civic Development, June 28 (cont'd)

Clause 2

MOVED by Ald. Hardwick,  
THAT the recommendations of the Committee in this clause identified as (a), (b) and (d) be approved, after recommendation (d) is changed to read as follows:

"THAT the Vancouver City Council request the Police Commission to consider increasing the number of patrolmen on the beat in the transit mall area".

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
THAT recommendation (c) of the Committee, respecting the hiring of design consultants, be deferred for two weeks.

- CARRIED

(Aldermen Hardwick, Marzari and the Mayor  
voted against the motion)

Clause 3

MOVED by Ald. Hardwick,  
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 4 (Vancouver Downtown Development)

MOVED by Ald. Hardwick,  
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

The Board of Administration, under date of June 20, 1973, submitted a report from the Deputy Director of Planning and Civic Development on the background, the progress and proposed action for development of the downtown peninsula, which will culminate in amendments to the Zoning and Development By-law by early 1974.

The report is divided into 5 sections:

- 1. Background and Progress
- 2. Timetable and Objectives
- 3. Proposals to achieve Objectives
- 4. Staff and Budgetary Requirements
- 5. Recommendations

The recommendations in the report are as follows and adoption is recommended by the Board of Administration:

- "1. Council Committee adopt this report and recommend its approval to Council.
- 2. The budget for the project of \$31,980 be approved, with the 1973 requirement of \$25,530 being provided from Contingency Reserve.
- 3. The Deputy Director of Planning and Civic Development be authorized to arrange for the necessary administrative processes to accomplish the program on "Vancouver Downtown Development."
- 4. The alterations be made and equipment required be purchased.
- 5. The classification and pay of persons requested be the subject of a report by the Director of Personnel Services to the Board of Administration."

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on  
Civic Development, June 28 (cont'd)

Clause 4 (Vancouver Downtown Development)  
(cont'd)

MOVED by Ald. Hardwick,

THAT the foregoing recommendations of the Deputy Director of Planning and Civic Development and the Board of Administration be approved.

- CARRIED UNANIMOUSLY

Clause 5

MOVED by Ald. Hardwick,

THAT this clause of the report be received for information.

- CARRIED UNANIMOUSLY

D. West End Community Centre  
Construction Contract

The Director of Finance and the Corporation Counsel jointly reported, under date of June 29, 1973, on various matters in respect of a proposed West End Community Centre construction contract dealing with the following particularly:

Particular bids received  
The financial situation  
West End Community Centre Borrowing  
By-law  
Miscellaneous matters  
Cross-lease of City and School  
Board property

The recommendations in the report are quoted hereunder:

- "1. Council award the contract for the construction of the West End Community Centre to Frank Stanzl Construction Co. in the amount of \$2,647,818, the contract to be to the satisfaction of the Corporation Counsel, and that Council authorize the Mayor and City Clerk to sign the contract;
2. in view of the possibility of the Provincial grants being available to assist with the cost of the Centre, Council not establish the source of funds for the shortfall between total cost and total available funds at this time, but recognize that Council may have to allocate additional funds at a later date;
3. if the Provincial grants are forthcoming, that the excess not required to meet the shortfall be used to reimburse the Parking Sites Reserve first and the Supplementary Capital Budget second;
4. the Park Board be requested to report back to Council on the results of their negotiations with the School Board and Library Board on the increased costs of the Library facilities;
5. Council enter into the leases with the School Board in respect to the accommodation for the West End Community Centre and the school playground on the terms and conditions hereinbefore set forth and such other terms as Counsel for the School Board and the City may deem necessary to protect the parties and that upon preparation of such leases the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto."

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

West End Community Centre  
Construction Contract (cont'd)

MOVED by Ald. Rankin,  
THAT the foregoing recommendations numbered 1 to 5 be  
approved.

- CARRIED UNANIMOUSLY

E. Report of the Standing Committee  
on Housing, June 19, 1973

Ferry Rooms and Central & Oliver Rooms  
(United Housing Foundation)

MOVED by Ald. Harcourt,  
THAT the Committee's recommendations contained in this  
report on the matter of grant request from United Housing  
Foundation for renovations of Ferry Rooms and Central and Oliver  
Rooms, be approved.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee  
on Social Services, June 21

The Council considered this report containing three clauses  
identified as follows:

- Cl. 1: New Hope Centre and other centres -  
Grant Requests
- Cl. 2: Carrying of Knives - Begging on the Streets
- Cl. 3: Control of Beer Parlours in the Downtown  
East Side Area

The Council took action as follows:

Clause 1

MOVED by Ald. Rankin,  
THAT the New Hope Centre be given a City grant of \$1,730  
for the six month period beginning July 1 and ending December 31,  
1973.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOVED by Ald. Rankin,  
THAT the Cedar Cottage/Kensington Information Centre be  
given a City grant of \$178.80.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

MOVED by Ald. Rankin,  
THAT the grant request of the Mount Pleasant Information  
Centre be deferred until August 1, 1973, pending discussions  
between the Departments of Social Planning and Library staff, as  
to the Library's future role in the provision of public information  
in the city.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
THAT the matter of a grant of \$4,904 to the Y.W.C.A. to make  
up a shortfall between the original request and the allotted  
grant, be referred to the next meeting of Council, at which time  
the Director of Social Planning be present to assist the Council  
in its further discussions on the matter.

- CARRIED UNANIMOUSLY

Regular Council, July 3, 1973 . . . . . 14

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Standing Committee on Social Services (cont'd)

MOVED by Ald. Rankin,  
THAT the Committee's recommendation A be received and the  
Committee's recommendation B be approved.  
- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Rankin,  
THAT the recommendations of the Committee contained in  
this clause under item (a) and item (b), be approved.  
- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Rankin,  
THAT this clause of the report be received for information.  
- CARRIED UNANIMOUSLY

G. Report of Standing Committee on  
Community Development, June 21, 1973

MOVED by Ald. Volrich,  
THAT this report on the subject of electoral matters, be  
received for information.  
- CARRIED UNANIMOUSLY

H. Report of Standing Committee on  
Finance and Administration, June 28  
Insurance

MOVED by Ald. Bowers,  
THAT the recommendations of the Committee contained in this  
report on the subject of renewal of physical asset insurance,  
be approved, subject to review by the Corporation Counsel in  
respect of wording of the second recommendation in regard to  
annual charge to the P.N.E.  
- CARRIED UNANIMOUSLY

I. Report of Joint Meeting of Committees  
on Burrard Inlet Waterfront and False  
Creek, June 21, 1973

The following joint Committee report was submitted under  
date of June 21, 1973:

"A joint meeting of the Special Committees of Council on Burrard  
Inlet Waterfront and re; False Creek was held in #1 Committee  
Room, Third Floor, City Hall on Thursday, June 21, 1973 at 11:00  
a.m.

PRESENT: Alderman Pendakur (Chairman)  
Alderman Massey  
Alderman Marzari  
Alderman Hardwick

ALSO  
PRESENT: Alderman Bowers

ABSENT: Commissioner Cowie  
Commissioner McCreery, Park Board

CLERK: H. Sugriva

INFORMATION

1. Floating Development on the Waterfront

At its meeting on May 15, 1973, the Special Committee  
on Burrard Inlet Waterfront,

Regular Council, July 3, 1973 . . . . . 15

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Joint Meeting of Committees  
on Burrard Inlet Waterfront and  
False Creek (cont'd)

RESOLVED.

"THAT the Director of Finance, in consultation with the Director of Planning and the City Engineer, investigate and report by June 15, 1973, on implications of taxation, city-financing, problems arising from zoning, and implications on transportation and parking."

As the above subject had also been raised by the Special Committee re: False Creek, a joint report by the three departments (Finance, Engineering and Planning) submitted the attached as indications of problems and solutions available at that stage of definitions of the subject.

From the views expressed in the report, it was evident that the Director of Planning had reservations of desirability of having more developments of floating nature at the waterfront and stressed that there should be more stringent control on such developments. It was further stated that development should be consistent with the public and the waterfront activities and not just activities.

The City Engineer was more concerned with the high level of costs involved in the establishment of services to be provided by way of connections to the floating development and it was felt that the City be in a position to recover their costs which would be incurred in the provision of services. This would obviously entail amendments to by-laws in order to legalize the collection of fees in lieu of taxes. It was informed that the Princess Louise was not charged any taxes and that a similar problem was relevant with the Seven Seas Restaurant in North Vancouver. The Committee felt that there should be some provision so as to enable the City to levy and collect service connection fees in lieu of taxes based on the value of the improvement equivalent to that if the same were on land. The City Engineer pointed out that there will be vessels which need no service connections for City sewer and water facilities and if permission was granted to this particular application, there was the danger that it would be considered as a precedent and more applications for liveaboard vessels would follow. The Committee must devise some way or method by which it would be possible to levy taxes on such vessels.

Referring to the Waisman Architectural Group Development of floating office space, the Chairman pointed out that Mr. Waisman had presented himself to the Committee and informed of the proposal and had indicated that his group in no way wished to avoid the City's levies or taxes. The Chairman further stated that it was the responsibility of the Director of Finance to come up with some way in which the City could levy taxes on the floating vessels.

Mr. David Cox, who had a liveaboard vessel in Seattle, informed the Committee that in Seattle each developer was interviewed and charged taxes on the basis of the size and nature of the vessel, the type of public access provided, etc. He further stated that there was a very close liaison between the City of Seattle and the Seattle Port Authority, but the key to the successful operation of floating development in the Port of Seattle was the high sense of co-operation between the developers and the authorities.

RESOLVED:

THAT the Director of Finance, the Director of Planning and the City Engineer prepare and submit a positive report to the Committee on the means of determining the appropriate fees to be levied on floating developments in lieu of taxes, as approval condition for the connection to City facilities.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Joint Meeting of Committees  
on Burrard Inlet Waterfront and  
False Creek (cont'd)

FURTHER RESOLVED:

| THAT the Waisman Architectural Group be granted permission for connection to City facilities, provided they submit in writing their willingness to pay the charges in lieu of taxes as determined by the City.

2. Prospective Development - Proposed Office Building,  
North East Corner of Pender and Broughton Streets

The Deputy Director of Planning and Civic Development reported as follows:

"A preliminary enquiry has been received from Mr. Barclay McLeod, architect, regarding the construction of an office building at the northeast corner of Pender and Broughton Streets. The site has a frontage of approximately 270 feet on Pender Street and a depth of approximately 60 feet, backing onto the C.P.R. tracks. The present zoning is (C-3) Commercial. However, on City Council's instructions on June 12, 1973 the Deputy Director of Planning made application to rezone it to a revised (C-5) Commercial classification. This change should not have significant effect on the proposal.

This enquiry is being presented to the Special Committee to seek its guidance on building heights in the uplands adjoining the waterfront.

The present regulations permit a height of 100 feet and the proposed regulations 80 feet. However, both permit discretionary powers to increase the height limit. The height, as proposed, is about 170 feet, with a building width of 97 feet.

The plan also indicates an alternate shape of low profile that would conform with by-law regulations (except for the vertical light angle measured along the rear property line adjacent to the C.P.R. right-of-way). To obtain the permissible floor space ratio of 5.0 such a building would have to be 238 feet wide and approximately 70 feet high.

The photographs attempt to show the appearance of the proposed building as viewed from the 9:00 o'clock gun and the Royal Vancouver Yacht Club in Stanley Park and from the top of the Georgian Towers Hotel.

After discussing the report, the Committee felt it should have a more detailed report on the proposal prior to making a decision and it was,

RESOLVED:

THAT the Director of Planning submit a detailed report on the application for the proposed office building development at the North East corner of Pender and Broughton Streets, within two weeks, for the consideration of the Committee.

3. Communications

(a) Mr. Richard H. Thompson's letter, dated June 18th, 1973, on the waterfront, commented on the waterfront guidelines and the Project 200 proposals.

(b) West End Planning Team's letter, dated June 14th, 1973, commented on West End Community Council's recommendations.

RESOLVED:

THAT the above communications be received. "

cont'd....



Regular Council, July 3, 1973 . . . . . 17

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Joint Meeting of Committees  
on Burrard Inlet Waterfront and  
False Creek (cont'd)

MOVED by Ald. Pendakur,  
THAT the Committee's resolutions set out in Clause 1 of  
this joint report be approved.

- CARRIED

(Alderman Linnell voted against the motion)

MOVED by Ald. Pendakur,  
THAT Clauses 2 and 3 contained in the foregoing report  
be received for information.

- CARRIED UNANIMOUSLY

J. Report of the Special Committee  
on Burrard Inlet Waterfront, June 28, 1973

The Special Committee on Burrard Inlet Waterfront submitted  
the following report under date of June 28, 1973:

"A meeting of the Special Committee of Council on Burrard Inlet  
Waterfront was held in No. 2 Committee Room, City Hall on  
Thursday, June 28th, 1973, at 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)  
Alderman Marzari  
Alderman Massey

ABSENT: Commissioner Cowie

COMMITTEE  
CLERK: H. Sugrive

1. Guidelines for Interim Development

The Council, at its meeting on June 26th, 1973, dealt with  
the Proposed Guidelines for Interim Development in the City Centre  
Waterfront - Thurlow Street to Richards Street, as presented by  
the Special Committee on Burrard Inlet Waterfront and made the  
following resolutions:

"THAT the above quoted guidelines for interim development  
set out in the Special Committee's report, dated June 14,  
1973, and numbered 1 E (i) to (ix) inclusive, be approved  
in principle, EXCEPT THAT item 1 E (v) of these interim  
guidelines re 'quantity of development' be referred back  
to the Special Committee for redrafting or an additional  
provision in the guidelines be made, to provide for  
height, bulk or buildings and such related matters;

FURTHER THAT approval in principle be given to the  
following proposals set out in the Vancouver City Planning  
Commission communication, dated June 22, 1973, and such  
proposals be appropriately included in the guidelines:

- (a) Under Guideline (iv) that the factor of noise be  
included as a departmental fact, and that it be  
taken into consideration by the developer with  
providing Council with environmental impact analysis.
- (b) Under Guideline (vii) that the accessibility of  
plazas and open spaces to paraplegics in wheelchairs  
and others whose mobility is hampered by a handicap  
be considered as part of any design proposals by a  
developer.
- (c) Under Guideline (x) the importance of passenger  
shipping (cruise ships) to the City of Vancouver  
should be emphasized, and this fact incorporated  
in appropriate phrasing in this particular guideline.

THAT there be no development approved in the Chilco Street  
to Thurlow Street area (Stanley Park, Four Seasons and  
Bayshore) until the guidelines for the area are dealt with  
by Council.

cont'd....

regular Council, July 3, 1973 . . . . . 18

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on  
Burrard Inlet (cont'd)

THAT in the Gastown and fringe area (Richards Street to Main Street), the Council respond to individual development applications as they arise within the existing framework during the interim period while the study is being carried out.

THAT the communication dated June 22, 1973, from the Vancouver Planning Commission be received for information and the representatives and brief from the delegation on behalf of the Save the Entrance to Stanley Park Committee, be received."

On the issue of heights of proposed buildings in the waterfront area, the desirability of having lower buildings closer to the waterfront and correspondingly higher structures farther away from the waterfront was expressed by the Committee who were unanimous that as far as possible the structures be as near as possible to the South side of the railway tracks.

During the discussion of the referred issue by the Council, the Committee was convinced that the requirements for the provision of open spaces and the floor space ratios in respect of development in the waterfront area were adequately covered in the guidelines and that any further development permits would not be granted without rezoning the area, which would involve public hearing and, therefore, the Committee,

RECOMMENDED:

THAT, in view of the fact that the Council has the final decision in granting permission to any development application which would not be considered unless the area was rezoned:

AND FURTHER the floor space ratio and open space requirements were adequate, Section E (v), of the guidelines be adopted.

- (a) in excess of 50% of the ground shall be retained as open space and not covered with buildings.
- (b) Gross floor space ratio shall not exceed 4.0.
- (c) Water lots are excluded in computing floor space ratio.
- (d) The height of buildings be compatible to the surrounding area.

INFORMATION:

2. Pacific Coast Fishermen's Mutual Marine Insurance Company

On behalf of Pacific Coast Fishermen's Mutual Marine Insurance Company and Kanata Marine Ways (1965) Limited, Mr. A. Sorbo, the assistant manager, presented a brief, supported by colour photographs on the existing boat repair yard at the foot of Broughton Street, emphasized the need for service yard, both for pleasure and fishing vessels.

Mr. Sorbo informed the Committee that even a seven year lease could not justify any capital expenditure of approximately 1/2 million dollars. Whether or not the City had moral obligations to the fishermen on this coast and the ever increasing pleasure craft industry was a matter of opinion. He expressed that it would be morally wrong to remove essential service facilities from such a vital industry which was part of their heritage. He went on to emphasize, that in 1972, they had serviced 700 vessels for general maintenance and repairs due to accidents. Out of this number approximately 1/3 were pleasure vessels and 2/3 comprised fishing boats.

cont'd....

Regular Council, July 3, 1973 . . . . . 19

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on  
Burrard Inlet (cont'd)

Subject to a long term lease, the Directors of Kanata Marine Ways (1965) Limited and Pacific Coast Fishermen's Mutual Marine Insurance Company had expressed willingness to incur substantial expenditure in land fill, new buildings and in modern marine ways and marine lifts. He urged that, in his opinion, a 20 year lease, with an option for renewal, seemed feasible for a proper development.

The Committee expressed the belief that the whole area would be cleaned up and the buildings be upgraded and Mr. Sorbo informed the Committee that this was their plan if they could obtain longer term lease.

Following further discussion on the issue, the Committee,

**RESOLVED:**

- (a) THAT the brief as submitted by Pacific Coast Fishermen's Mutual Marine Insurance Company and Kanata Marine Ways (1965) Limited, be received.
- (b) THAT in view of the fact that Kanata Marine Ways (1965) Limited serviced 700 boats, the Chairman be authorized to inform Marathon Realty Limited, the lessors of the area, that the Committee considered this as a desirable longer term use and therefore favours a longer term lease compared to existing one-year leases. "

The Council took action as follows:

Clause 1

MOVED by Ald. Pendakur,

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Pendakur,

THAT the Committee's resolution contained in item (a) of this clause respecting brief by two companies, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,

THAT the resolution contained in item (b) of this clause respecting lease to Kanata Marine Ways (1965) Limited, be referred back to the Committee for further report on details of the activities to be carried on.

- CARRIED UNANIMOUSLY

K. Report of Cultural Advisory  
Committee, June 12, 1973

The Chairman of the Cultural Advisory Committee submitted the following report, under date of June 12, 1973, regarding the Vancouver New Music Society and request for assistance:

"The Vancouver New Music Society which has now completed its season is seeking assistance from the City in meeting its deficit. We would recommend that this request be seriously considered by City Council.

cont'd....

Regular Council, July 3, 1973 . . . . . 20

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Cultural Advisory  
Committee (cont'd)

The attached statement gives an idea of disbursement and income, but is now out of date to some extent. The deficit for which assistance was requested was \$867.68. Late-arriving bills have increased this deficit to \$1,010.00. The Community Arts Council has assisted with a donation of \$500.00 and the New Music Society is asking the City for \$500.00 which will eliminate the deficit.

The amount of \$867.68 was the sum left when the original projected deficit of \$4,417.20 was largely, but not completely met by private donations. The deficit of \$4,417.20 was in part caused, according to the New Music Society, by a failure on the part of the Canada Council to live up to a verbal promise of aid. In a telephone conversation with the then president of the New Music Society, Mr. G. Laverock, which occurred several months ago, Guy Huot, then Director of The Canada Council promised a grant of \$7,500.00 for March or April of 1973. When Hugh Davidson replaced Guy Huot, the commitment was drastically reduced (see attached statement), apparently the result of a confusion caused by the changeover.

The New Music Society is making a valuable and distinctive contribution to the musical life of Vancouver, as the attached review indicates. The Society seems to be efficiently run, and it would appear that this request would not have been necessary had the Canada Council given the amount promised.

A representative of the Society would be willing to appear before Council if this is deemed necessary.

In the series recently given by The New Music Society, it has already gained enthusiastic accolades from both audiences and critics alike. The Committee hopes Council will give its support to this venture into contemporary music."

MOVED by Ald. Pendakur,  
THAT the request be received and no action taken.

(not put)

MOVED by Ald. Harcourt, in amendment,  
THAT a Grant of \$500.00 be approved.

- LOST  
(not having received  
the required majority)

(Aldermen Bowers, Pendakur, Rankin and  
Volrich voted against the motion)

In view of the action taken on the amendment, no further action was taken on the subject.

L. Repair of Fire Damaged Building:  
301 - 305 Main Street

At the last meeting of Council the Building Inspector reported on the matter of repair to fire damaged building at 301-305 Main Street. At that time the Building Inspector advised:

"The owner wished to refurbish the building but I refused permission since the cost of the work is in excess of the assessed value. The owner now wishes to remove the top floor and repair the remainder of the building. The work will be in excess of the assessed value, but I would not object if Council approves of the revised proposal, subject to compliance with City By-laws in all other respects".

cont'd....

Regular Council, July 3, 1973 . . . . . 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Repair of Fire Damaged Building (cont'd)

The matter was tabled to this meeting to allow the Council an opportunity to view the property and receive a further report from the Department on details of occupancy as proposed. In this respect the Building Inspector advises proposed occupancy for the building, to be reduced to two storeys in height, will be retail occupancy on the ground floor with sleeping rooms on the second floor.

The motion of Alderman Hardwick submitted at the last Council meeting was further considered as follows:

MOVED by Ald. Hardwick,  
THAT the revised proposal of removing the top floor and repairing the remainder of the building be approved, subject to compliance with City by-laws in all other respects.

The motion was put and, - CARRIED UNANIMOUSLY

M. Additional Staff:  
Home Care Project

The Board of Administration, under date of June 29, 1973, submitted the following report:

Your Medical Health Officer reports as follows:

"On June 5, 1973, City Council adopted a clause in a report of the Standing Committee on Social Services dated May 24, 1973, whereby the Health Department was authorized to provide one office and clerical space in the Health Department, East Wing, for the operation of the Home Care Project.

This report also stated that additional nursing positions will be required to perform the liaison duties essential in this project. It has now been established that the number of positions required is equivalent to two P.H.N. I positions. The Provincial Government has approved the payment, through the Metropolitan Health Board of Greater Vancouver, of all expenses incurred in this project. All expenses of the City will be recoverable in total.

Following is a summary of the proposed starting dates and the estimated funds required to December 31, 1973:

	<u>Effective Date</u>	<u>Amount</u>
One only Public Health Nurse I (Full-time)	July 1, 1973	\$ 5,346.00
One only Public Health Nurse I (Full-time)	Sept.17, 1973	\$ 4,010.00
Total Salaries (6801/ 10)		\$ 9,356.00 .
Fringe Benefits(6801/ 23)		1,030.00
Transportation (6801/305)		700.00
TOTAL EXPENSES (PERSONNEL)		<u>\$11,086.00</u>

The Director of Personnel Services has verified the classifications of the proposed positions and has received the concurrence of the Registered Nurses Association.

It is therefore recommended that:

- (a) The addition of two Public Health Nurse I positions as detailed above be authorized on the understanding that the City of Vancouver will be totally reimbursed by the Provincial Government, through the Metropolitan Health Board of Greater Vancouver, for all expenses incurred concerning the positions.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Additional Staff:  
Home Care Project (cont'd)

(b) Funds totalling \$11,086.00 be allocated to the appropriate accounts of the Health Department to cover Personnel expenses from July 1, 1973 to December 31, 1973."

Your Board recommends that the recommendations of the Medical Health Officer be adopted. '

MOVED by Ald. Rankin,  
THAT the recommendations of the Board of Administration and the Medical Health Officer contained in the foregoing report be approved.  
- CARRIED UNANIMOUSLY

N. L.I.P. Project X-1183:  
'FIND'

The Council, at its meeting on June 26th, when considering the matter of support to the 'FIND' L.I.P. Project passed a resolution that the Council urge the Federal Government re-institute this project in the sum of \$94,300 to keep it in operation to November 30, 1973. Also, the Council directed the Director of Social Planning and the Park Board to report certain information in regard to the project.

The Board of Administration, under date of July 3, 1973, submitted the following information report from the City Engineer giving the present status of the matter:

"On Wednesday, June 27, a telephone call was received from the local offices of the Department of Manpower and Immigration to the effect that funding for this project was to be extended to November 30, and that a confirming telegram was to be dispatched immediately.

At the time of this writing (10:30 A.M. July 3rd), no approving telegram has been received. It is understood that the contract has been written but must go to Ottawa for signature, and that a replacement telegram from 'Manpower' is being expedited."

A telegram was noted from the National Director, Local Initiatives Program, to the effect that the application for extension of this 'FIND' project had been approved in the amount of \$100,386, the project to conclude by November 30, 1973.

MOVED by Ald. Gibson,  
THAT the foregoing information be received.  
- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,  
THAT the instruction given at the Council meeting on June 26, quoted as follows, be reiterated at this time, as varied to be appropriate:

"THAT the Director of Social Planning and the Park Board be requested to jointly report to Council, details of use of the project at the various community centres, etc., and advise of the areas in which it is recommended the Council participate by making funds available through the Park Board;

FURTHER THAT the joint report include information as a result of investigating the possibility of Provincial funding".

- CARRIED

(Alderman Bowers voted against the motion)

Regular Council, July 3, 1973 . . . . . 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L.I.P. Programs

MOVED by Ald. Marzari,  
THAT the Director of Social Planning be requested to examine existing L.I.P. programs for report to Council on any programs which he would be prepared to recommend.

- CARRIED

(Aldermen Bowers, Hardwick and Rankin  
voted against the motion)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO PROVIDE FOR THE CASTING OF  
VOTES BY HOSPITAL PATIENTS IN THE  
1973 ELECTION

MOVED by Ald. Bowers,  
SECONDED by Ald. Hardwick,  
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

(The By-law was read a first time)

The By-law was discussed at this point and after due consideration it was,

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,  
THAT further consideration of the By-law be deferred to allow consideration of amendments whereby nursing homes, rest homes and personal care homes would be included, as well as amendments on other appropriate aspects of the whole matter.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,  
SECONDED by Ald. Harcourt,  
THAT a Committee be appointed to report on the amendment feature after discussions with the Corporation Counsel and the City Clerk.

- CARRIED UNANIMOUSLY

(The Mayor appointed Aldermen Volrich, Gibson  
and Linnell as members of the Committee)

MOTIONS

Pipe Crossings under Railway Tracks

MOVED by Ald. Rankin,  
SECONDED by Ald. Gibson,

THAT WHEREAS City Council on June 12, 1973, approved a recommendation of the Board of Administration that the Corporation Counsel and the City Engineer with the Mayor and City Clerk should be authorized to sign final approval with respect to pipe crossings under railway tracks;

BE IT RESOLVED THAT in order for the City to extend, relocate or replace a pipe under a railway track, that the Corporation Counsel and the City Engineer with the Mayor and City Clerk be delegated the authorization to execute documents relating to agreements with the railway company and lease of the crossing area.

- CARRIED BY THE  
REQUIRED MAJORITY

(Alderman Marzari voted against the  
motion)

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The Council adjourned at approximately 6:25 p.m.

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The foregoing are Minutes of the Regular Council meeting  
of July 3, 1973, adopted on July 17, 1973.

  
MAYOR

  
DEPUTY CITY CLERK



BOARD OF ADMINISTRATION, JUNE 29, 1973 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Closure of Portion of Lane North of 41st Avenue, East of Balaclava Street, At Rear of 3205 West 41st Avenue, Lot 4 of Lots 29 and 30, Block 12, D.L. 2027, Plan 7918 for Lease Purposes

"The lane north of 41st Avenue, east from Balaclava Street dead ends at the east side of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 as immediately east of this point there is Kerrisdale School site. The property to the north is the Knox United Church site and they require no access from the lane. The easterly 40 feet of the lane is surplus to the City's highway requirements. The owner of Lot 4 has made application to lease the easterly 40 feet of the lane at the rear of his property.

I RECOMMEND that the easterly 40 feet of the lane at the rear of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027, Plan 7918 be closed, stopped up and leased to the owner of the abutting said Lot 4, subject to the following conditions:

- (a) The term to be for 10 years, subject to a 6 month notice of cancellation if the area is required for municipal purposes.
- (b) The rental for the first 5 years of the lease to be \$60.00 per year. The rental to be reviewed after the first 5 years in accordance with the recommendation of the Supervisor of Property & Insurance.
- (c) No buildings to be erected on the leased area.
- (d) City to retain the right to enter the lease area for installation and maintenance of utilities.
- (e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of 10 Foot Lane at the Rear of Lot 12, Subd. "C", Block 2, D.L. 320, Plan 2442, 5788 Holland Street

"The east 10 feet of Lot 12, Subd. "C", Block 2, D.L. 320, Plan 2442, has been established for lane purposes. This 10 foot strip is now surplus to our highway requirements. The owner of the remainder of Lot 12 has made application to have this strip added back to his lot.

I RECOMMEND that the east 10 feet of Lot 12, Subd. "C", Block 2, D.L. 320, Plan 2442 be closed, stopped up and conveyed to the abutting owner of the remainder of Lot 12, subject to the following conditions:

- (a) The value of the strip to be \$50.00 in accordance with the recommendation of the Supervisor of Property & Insurance.
- (b) The 10 foot portion to be added to the remainder of Lot 12 to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

3. Terminal Avenue Storm Drain and Sanitary Sewer from Main Street to Thornton Street

"Provision has been made in the 1973 Sewers Capital Budget for construction of a new storm drain and sanitary sewer on Terminal Avenue from Main Street to Thornton Street. This work forms a part of the 1972 Agreement between the City of Vancouver and the C.N.R. with regard to sewerage and drainage of False Creek Flats. In order that this work may proceed immediately, advance approval of this work is required.

Con't . . .

BOARD OF ADMINISTRATION, JUNE 29, 1973 . . . . . (WORKS - 2)

clause 3 con't

The 1973 Budget provides a total of \$1,436,050 as the City's share of this work with the balance of \$313,950 coming from the C.N.R.

I RECOMMEND that \$1,436,050 be appropriated in advance from the 1973 Sewers Capital Budget Account 'Terminal Avenue Storm Drain and Sanitary Sewer-Main to Thornton', Reference Number 3-04-02."

Your Board RECOMMENDS that the foregoing be approved.

4. Local Improvements By "Petition"

First Step

The Deputy City Engineer reports as follows:

"Petitions for P.C. Concrete Sidewalks, sufficiently signed by affected property owners, have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-Law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated June 22, 1973.

The City's share of these improvements is available, subject to Council approval, in the 1973 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated June 22, 1973.

The estimated total cost of these improvements is \$19,935.00 and the City's share of the cost is \$12,509.00.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council approval of the 1973 Streets Capital Budget.

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (1) The reports of the Deputy City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (2) The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-Law:
  - Knight Street, 51st Avenue to 53rd Avenue
  - Knight Street, 54th Avenue to the lane south of 54th Avenue
  - Ontario Street, 38th Avenue to the lane south of 38th Avenue
  - Slocan Street, Charles Street to Kitchener Street.
  - Windermere Street, Kitchener Street to the lane south of Kitchener Street
  - Windermere Street, Kitchener Street to the lane north of Kitchener Street
- (3) The Court of Revision for projects listed in the attached schedule dated June 22, 1973 be held at 7:30 p.m. on Thursday, August 16th, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 6

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) - May, 1973

The Director of Finance reports as follows:

"1. Investment Matters -(Various Funds) - May 1973

- (a) Security Transactions during the month of May, 1973.
- (b) Summary of Securities held by the General and Capital Accounts only as at May 31, 1973.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield%
Chartered Banks Deposit Receipts and Government Notes						
May 4	Toronto Dominion Bank	May 7/73	\$ 700,261.78	\$ 700,000.00	3	4.55
8	Mercantile Bank of Can.	May 31/73	1,493,300.44	1,487,928.00	23	5.73
11	Gr. Van. Sew. & Drain. D.	May 31/73	500,000.00	498,350.00	20	6.05
			<u>\$2,693,562.22</u>	<u>\$2,686,278.00</u>		

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SINKING FUND TRANSACTIONS (PURCHASES AND SALES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yld.%
Debentures Purchased							
May 1	City of Vancouver 7 1/2%	May 1/83	<u>\$115,701.34</u>	\$100.00	<u>\$115,701.34</u>	10/0	7.50
Direct Issue of Local Improvement Debenture to Sinking Fund							
Debentures Sold							
May 11	* Greater Van. Sewerage & Drainage Dist. 6%	May 2/80	<u>\$157,000.00</u>	91.46	<u>\$143,592.20</u>	7/0	7.60
* Sold to meet Sinking Fund portfolio requirements							
Chartered Banks Deposit Receipts and Government Notes Purchased							Days
May 2	First Bank Investment Ltd. (Gtd. by B. Of Mont.)	July 16/73	\$692,741.00	\$97.738	\$684,166.00	75	6.10
2	Mercantile Bank of Can.	July 16/73	600,000.00	98.80019	592,801.14	75	5.91
			<u>\$1,292,741.00</u>		<u>\$1,276,967.14</u>		

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CEMETERY PERPETUAL MAINTENANCE FUNDS TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield%
Debentures							
May 9	City of Van. 8 1/8%	Nov.1/86	\$14,000.00	\$99.875	\$13,982.50	13/6	8.14
23	City of Van. 3 3/4%	Apr. 15/75	<u>2,000.00</u>	92.30	<u>1,846.00</u>	1/11	8.22
			<u>\$16,000.00</u>		<u>\$15,828.50</u>		

\*\*\*\*\*

TAYLOR MANOR TRUST TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield%
Debentures							
May 9	City of Van. 8 1/8%	Nov.1/86	<u>\$5,000.00</u>	\$99.875	<u>\$4,993.75</u>	13/6	8.14

\*\*\*\*\*

Board of Administration, June 29, 1973 . . . . (FINANCE - 2)

Clause No. 1 (cont'd)

(b) <u>SUMMARY OF SECURITIES HELD AS AT MAY 31, 1973</u>		
<u>GENERAL AND CAPITAL ACCOUNTS ONLY</u>		
<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	\$398,000.00	\$401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	<u>840,000.00</u>	<u>840,000.00</u>
	<u>\$1,238,000.00</u>	<u>\$1,241,525.59</u>

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for May, 1973 be confirmed.

RECOMMENDATION and CONSIDERATION2. 1973 Basic Capital Budget

Your Board and the Director of Finance have reviewed the 1973 Basic Capital Programs requested by Civic Departments and Boards and report as follows:

"Capital Programs

The net City's cost of the 1973 Basic Capital Program amounts to \$14,387,931 after deducting credits of \$4,272,190 as detailed below:

Gross Cost of 1973 Basic Capital Program	\$18,660,121
Less credits receivable from:	
(a) Property owners' share of local improvements including beautification	\$2,348,200
(b) Federal-Provincial Governments' share of urban renewal projects	833,040
(c) Portion of sewer work recoverable from C.N.R.	563,950
(d) Strathcona grant/loan recoverable by City	205,000
(e) Fees recoverable re service pipes and meter chambers	195,000
(f) Burnaby's share of	
(i) Central Park Development	\$25,000
(ii) Boundry Road improvements	<u>67,000</u>
(g) Federal share of Stanley Park Seawall	<u>35,000</u>
	<u>4,272,190</u>
Net Cost of 1973 Basic Capital Program	<u>\$14,387,931</u>

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1973 Basic Capital Program - Project Detail".

Project Detail

Approval by Council of the 1973 Basic Capital Programs authorizes departments and boards to proceed with the individual projects except where it is noted that the item will be referred back to Council for specific approval.

cont'd ...

Clause No. 2 (cont'd)

While the projects requested are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan, as amended, your Board and the Director of Finance wish to bring the following items to Council's attention.

1. Park Development

Page 3, Project Detail 1:01:8 Administrative Office Addition - \$150,000

On March 13, 1973 Council considered a Park Board report which requested advance approval to expend funds on planning an addition to their administrative office. Council deferred the request pending "a further submission on the matter from the Park Board".

The Park Board has not reported on this matter as yet and it is suggested that the item be deferred pending receipt of such report.

2. Community Service Centre Facilities

Page 6, Project Detail 1:02:3 Jericho Development - \$75,000  
and 1:02:4 New Mount Pleasant School - \$50,000

These are proposals to expend funds on the Jericho Officers' Mess building and to provide recreational facilities in the New Mount Pleasant School.

Council may wish to defer these items pending a report from the Park Board re

- (a) details of the proposed capital expenditures
- (b) estimated increased annual operating cost of the recreation programs resulting from these capital expenditures
- (c) justification for expanding the recreation facilities in these areas

3. Indoor Swimming Pool

Page 7, Project Detail 1:03 Indoor Swimming Pool adjacent to Templeton High School - \$480,000

Application for cost sharing under the Federal Winter Capital Project Fund on this project was not approved for the 1973/74 winter period and remains outstanding for cost sharing during the 1974-75 winter period.

Council may wish to discuss with the Park Board the possibility of deferring this project until 1974 when applications for cost sharing will again be considered.

Note - The Indoor Swimming Pool - adjacent to Lord Bing School was approved for cost sharing in 1973 - vis \$162,500 loan forgiveness.

4. Urban Renewal - Pages 30 to 40

Present urban renewal projects and schemes were approved by Council in prior years. All acquisitions and disposals of property under these schemes are submitted to Council for specific approval.

Scheme 3 - Strathcona administration expenses were reviewed with the Deputy Director of Planning and Civic Development at the time 1973 Departmental budgets were reviewed.

5. Beautification - Pages 57 to 62

Funds provided in the 1969 Supplementary Capital Budget (\$481,000) and authorized in the 1971-1975 Five Year Plan (\$700,000) for the City's share of the cost of beautification projects amount to \$1,181,000.

A summary of the City's share of estimated project costs is as follows:

- |  |            |
|--|------------|
| (a) Projects specifically approved by Council in previous years                      | \$ 417,955 |
| (b) Projects requested (including 1973 program) subject to further report to Council | 659,890    |

cont'd ...

Clause No. 2 (cont'd)

(c) Continuation of projects for which funds will be required in 1974/75	352,750
	<u>\$1,430,595</u>

(d) Preliminary costs for three new projects - Dunbar, 1st and Commercial, West Hastings	11,500
---	--------

The City's share of the cost of these three projects, if approved, is not known at this time. It is expected that these projects will be submitted to Council in 1974-75

(e) Gastown - Chinatown studies	23,000
	<u>\$1,465,095</u>

The estimated project costs as detailed in (a) to (e) above exceed funds available by about \$284,000 plus the cost of the three new projects in (d) above.

Funds are available to cover all projects proposed to the end of 1973. There will be insufficient funds in the current Five Year Plan to provide for continuation of projects and new projects proposed for 1974-75.

It is suggested that the Deputy Director of Planning and Civic Development report to Council on proposed beautification projects and estimated costs to the end of the current Five Year Plan (1975) so that Council

- (a) may be aware of the total additional funds to be found from other sources if the proposed program is carried out.
- (b) may assess the priorities of the projects to determine whether certain projects may be deferred until the next Five Year Plan (1976).

Financing the 1973 Basic Capital Program

The method of financing the 1973 Basic Capital Program, as recommended by the Director of Finance, is summarized below and shown by program on Schedule 1 of this report.

Source of Funds

Authorized by-law funds - (Debentures)	\$11,656,831
Revenue funds appropriated for capital purposes	2,656,600
Other funds	<u>74,500</u>
Total Funds Required	<u>\$14,387,931</u>

1971-1975 Five Year Plan Allocations

The allocation of the present Five Year Plan Funds is summarized below and shown by program on Schedule 2 of this report.

Original 1971-1975 Five Year Plan	\$56,810,000
Plus increased borrowing for sewer and drainage projects approved by Council on July 27, 1971 and May 1, 1973	<u>8,428,000</u>
Total 1971-1975 Five Year Plan - as Revised	65,238,000
Less allocations approved by Council in 1971 and 1972	<u>33,727,505</u>
Balance before 1973 Allocation	\$31,510,495
Amount required for the 1973 Basic Capital Program - (Note 1)	<u>14,209,730</u>
Balance Unallocated - Available for 1974/75 Programs (Note 2)	<u>\$17,300,765</u>

cont'd ....

Clause No. 2 (cont'd)

Note 1 - The amount of 1971-1975 Five Year Plan Funds required for the 1973 Basic Capital Program is supplemented by funds from other sources as follows:

1971-1975 Five Year Plan Funds	\$14,209,730
1966-1970 Five Year Plan Funds re the Urban Renewal Program	103,701
Other funds - Larwell Park rental	<u>74,500</u>
Total Funds Required	<u>\$14,387,931</u>

Note 2 - The unallocated balance of \$17,300,765 is considered adequate to provide for continuation of recurring capital programs at a normal level of activity to the end of the Five Year Plan (May 1, 1974 to December 31, 1975 - 20 months)"

Your Board and the Director of Finance RECOMMEND that

1. The 1973 Basic Capital Program amounting to \$14,387,931 and the method of financing this program, as summarized on Schedule 1, be approved subject to
  - (a) individual projects being submitted to Council for specific approval where indicated in the "1973 Basic Capital Budget - Project Detail" report.
  - (b) any reductions in the 1973 Basic Capital Program re projects submitted to Council for Consideration.

The following projects are submitted to Council for CONSIDERATION

1. Park Development - Administrative Office Addition - \$150,000
2. Community Service Centre Facilities
  - (a) Jericho Development - \$75,000
  - (b) Mount Pleasant School Recreation Facilities - \$50,000
3. Indoor Swimming Pool - Adjacent to Templeton High School - \$480,000
4. Beautification Projects - \$277,600

The Director of Finance has commented on these projects on Pages 1 to 3 of this report.

CONSIDERATION

3. Grant Request: Anna Wyman Dance Theatre Foundation

The City Clerk reports as follows:

"In the Spring of this year, the Cultural Advisory Committee recommended a grant of \$15,000.00 to the Anna Wyman Dance Theatre Foundation. However, when considering the 1973 Cultural Grants on May 8, 1973, Council did not approve a grant to this Organization. In a letter dated June 18, 1973, the Foundation respectfully requests permission to appeal this decision.

cont'd ....

Clause No. 3 (cont'd)

The Organization advised that, on the Provincial level, they have been informed that the B.C. Cultural Fund has awarded the Company a grant of \$14,800.00 to help cover the cost of planned tours of Lower Mainland schools and colleges this coming Fall and that the Federal Government's Department of External Affairs has agreed to sponsor the entire Company's appearance in Cologne, Germany. The Canada Council has agreed to give this Organization an annual operating grant.

The Organization is requesting a grant of \$2,400.00 in order to assist in the expenses of their tour of the Lower Mainland schools. The details of this request are set out in the communication of June 18 and supporting documents, all of which is appended for information."

Your Board submits the foregoing for Council's CONSIDERATION.

RECOMMENDATION

4. Auto Allowances for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since January 1, 1969, and does not reflect current operating costs.

The revised schedule is attached to this report as Appendix I.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 11¢ per mile to 13¢ per mile.

The annual increase in cost to the City is estimated at \$43,000 over the yearly cost of \$225,000. Based on an effective date of July 1, 1973 the 1973 cost would be approximately \$21,500, which would be provided from Contingency Reserve.

A copy of the report has been sent to the Vancouver Municipal Regional Employees' Union, Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C. each of which have some members affected.

RECOMMENDED that:

- (1) The revised schedule of auto allowances as per Appendix I be approved effective July 1, 1973.
- (2) The casual auto allowance rate be increased from 11¢ to 13¢ per mile effective July 1, 1973.
- (3) The estimated increase for 1973 amounting to \$21,500 be provided from Contingency Reserve."

Your Board recommends that the foregoing report of the Director of Finance be approved, and that the matter of auto allowances be reviewed annually.



PERSONNEL MATTERSRECOMMENDATION1. Retirement of Civil Defence Co-ordinator

The Board of Administration reports as follows:

"Mr. A.N. Roth, City Civil Defence Co-ordinator, will reach retirement age December 25, 1973, and his retirement will be effective January 1, 1974.

In order to obtain satisfactory continuity for taking over the position, the replacement should be given time to adequately cover the full range of activities of the Civil Defence Department and meet the personnel of other City Departments and outside agencies with whom he will be working. Because there is no other permanent staff in the department except for a clerk-typist, to assist in maintaining continuity, an overlapping period of two months, November and December, with the present Co-ordinator is considered reasonable.

The Civil Defence Co-ordinator's position is not included in the Salary Classifications for the City of Vancouver. The remuneration presently received by the Co-ordinator is \$915.00 per month and normal fringe benefits.

The remuneration for the replacement of the Co-ordinator should remain in the same category. The amount involved over the two months overlapping period would be \$2,050.00 (\$915.00 x 2 + 12% F.B.).

This expenditure, as in the case of other expenditures required for the operation of the Civil Defence Department, is shareable under the Civil Defence Financial Assistance Program with the Senior Governments paying 90% and the municipality 10%.

Funds for this purpose were not included in the 1973 estimates.

The matter has been referred to the Senior Governments who have agreed to the above arrangements and have authorized an increase of \$2,050.00 in the allocation of funds to the City for the fiscal year 1973-1974 for this purpose.

The Comptroller of Accounts advises that if this request is approved, the funds necessary for the City share of \$205 would be provided from Contingency Reserve."

YOUR BOARD therefore RECOMMENDS that, in order to ensure a reasonable continuity on the retirement of the Civil Defence Co-ordinator, the replacement commence employment with the City November 1, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 7

BOARD OF ADMINISTRATION, JUNE 29, 1973.....(PROPERTIES - 1)

PROPERTY MATTERS

CONSIDERATION

1. Offer to Purchase From the G.V.R.D. Housing Committee, on Behalf of the Provincial Land Acquisition Program, Of Lot D, District Lot 538, Situated at 4th Avenue & Wallace Street, For Development of Senior Citizens' Accommodation

The Supervisor of Property and Insurance reports as follows:-

"On May 15, 1973, City Council resolved that negotiations be entered into with the Federal Provincial Partnership for sale of Lot D, District Lot 538, which is adjacent to the Jericho D.N.D. lands, for development of Senior Citizens' housing at an F.S.R. of approximately 1.0.

The site referred to is an unsubdivided parcel of land, consisting of approximately 2.86 acres, and is presently zoned RS-1, Single Family Dwelling.

An offer to purchase the property for Senior Citizens' development has been received from the G.V.R.D. on behalf of the Provincial Land Acquisition Program. The offer is based on \$2,000.00 per unit for an indeterminate number of units. It is proposed that the development would be under Section 43/44 of the N.H.A., which would permit the payment of a grant in lieu of municipal taxes. The municipal portion of the subsidy would be the responsibility of the G.V.R.D.

Accompanying this offer are two alternative schemes of development. The first proposes 3 three-storey structures creating approximately 162 units of housing. The other proposal is for three high-rise structures, (9 or 10 storeys), creating approximately 189 units of accommodation. The question of the final number of units actually involved must remain open until such times as the matter of zoning has been placed before a public hearing, and the final design has been concluded. It is, however, estimated that if the site was developed to its maximum potential at an F.S.R. of 1.0, it could possibly generate 214 units of Senior Citizens' accommodation.

It is difficult for the Property and Insurance Office to submit a recommendation to City Council at an appropriate selling price. Based on the present RS-1, Single Family zoning, the following values are indicated:-

1973 Assessed Value For General Purposes,	
(Unsubdivided RS-1)	\$203,060.00
1973 Estimate of Assessed Value For General	
Purposes (Subdivided Into 14	
Residential Lots)	\$288,225.00
Estimated Market Value (Net), Subdivided	
Into 14 Single Family Residential Lots	\$392,000.00

It is the intent of City Council to value and turn over the lands under the existing Single Family zoning specifically for Senior Citizens' development, at an F.S.R. not exceeding 1.0, then the price of \$2,000.00 per unit as offered is in the realm of the existing RS-1 market value, particularly in the case of the high-rise proposal, which consists of 189 units.

Such an approach represents a significant subsidy. For example, the City on behalf of the Federal Provincial Partnership has assembled two RM-3 sites for Senior Citizens' development in the Kitsilano area, at a unit cost of \$4,200.00 -- \$4,500.00. If this unit cost was applied to the low-rise proposal of 162 units, the value would be \$725,000.00. It should also be noted that the Jericho site is much superior to the

Clause 1 Continued

two assembled Kitsilano sites. The conclusion is therefore, that if this 2.86 acre site, at 4th Avenue and Wallace Street, was re-zoned to Multiple Dwelling, at an F.S.R of 1.0, and offered for sale on the open market for private apartment development, the selling price in all probability would be in excess of \$1,000,000.00.

CONSIDERATION:

The offer to purchase from the G.V.R.D. Housing Committee, on behalf of the Provincial Land Acquisition Program, of the City-owned 2.86 acre site situated at 4th Avenue and Wallace Street, for Senior Citizens' development, and the question of the determination of the valuations of the site, is submitted to Council for Consideration; it to be noted that in the event of the sale of the site, the following terms and conditions would apply:-

- (1) That the sale be on City Terms, with the date of sale being the date of the issuance of a development permit, or 120 days from the date of Council's approval of this report, whichever is the sooner;
- (2) That the sale be subject to the existing 20' easement bisecting the south westerly portion of the site;
- (3) That the sale be subject to a submission of a scheme of development to the satisfaction of the Director of Planning, and a successful application by the purchaser for re-zoning of the land to an F.S.R. not exceeding 1.0;
- (4) The purchaser to pay an amount in lieu of Municipal taxes and other municipal levies, and the G.V.R.D. to assume the responsibility for the payment of the municipal portion of the subsidy. "

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

RECOMMENDATION

2. ACQUISITION FOR PARK SITE #9 (KITSILANO)  
2097 West 6th Avenue and  
2142 Arbutus Street

The Supervisor of Property & Insurance reports as follows:

2097 West 6th Avenue and 2142 Arbutus Street legally-described as Parcel "A" of Lot 20, Block 265, D.L. 526, is located in Park Site #9 (Kitsilano) and has been offered for sale to the City by the owner. This Park Site is listed under Table II of the Park Sites Purchase Program 1971 - 1975, confirmed by City Council, December 15th, 1970.

These premises comprise a 2 storey and part basement frame apartment building with a main floor area of 1,460 sq. ft., erected in 1910 on a corner site 35' x 50', zoned RM-3. This structure has four self-contained suites with a total of 18 rooms. The building has 16 plumbing fixtures, a tarred composition roof, patent shingles and siding on exterior walls, a stone foundation and is heated by an automatic gas furnace.

This improvement is in poor condition but because of a shortage of this type of family accommodation has become popular with real estate investors.

All suites are currently rented and it is intended to continue these rentals until the property is required for the park site. At that time the building will be demolished.

Clause 2 Continued

Following negotiations, the owners have agreed to sell for the sum of \$44,250.00, including some equipment, as of June 30th, 1973, subject to retaining rent-free possession of these premises until July 31st, 1973.

This price is considered to be realistic and reflects the market price that would be payable for the net income derived from the property. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$44,250.00 on the foregoing basis chargeable to Code 4189/- Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Sale of portions of City-owned Lot 10 Except East 25 Feet, Block 30, D.L. 182 To the adjoining Owners Situated On the North Side of Napier Street, Between Clark and Odium Drives.

The Supervisor of Property and Insurance reports as follows:-

"At a Public Hearing on May 15th, 1973, Council considered an application to rezone two privately-owned lots and a City-owned lot situated North of Napier Street, between Clark and Odium Drives, and resolved:-

' THAT rezoning of Lot 5, Block 30, D.L. 182, from RM-3 Multiple Dwelling to M-1 Industrial District, be approved, subject to the owner first dedicating the easterly 3' to provide an ultimate 20' City lane;

' FURTHER THAT Lot A of 10 and Lot 10 except E. 25', Block 30, D.L. 182, be rezoned M-1 Industrial District subject to approval of City Council first being obtained on a report from the Supervisor of Property and Insurance for the purchase of the westerly 12' of Lot 10 except E. 25' by the owners of Lots E, F, G and H, same to be added to their lots, with they collectively arranging vehicular ingress and egress to their subject properties and provided Mr. T. Price acquires the easterly 11½' of Lot 10 except E. 25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A for City lane and, in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane,

AND FURTHER THAT should any condition endorsed by Council not be complied with by the owners in order to permit enactment of the amending by-law within 120 days of approval at the Public Hearing, the said approval shall then expire and in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the north-south City lane.'

The four owners of Lots E, F, G and H have now been contacted and they have agreed to purchase the West 12-foot portions of City-owned Lot 10 except the East 25 feet abutting these lots, for the sum of \$815.00 each, plus proportion of current year's taxes, registration fees, survey costs, documentation and administrative fees. These sale are subject to the 12-foot strips being consolidated with each adjoining lot and an agreement that the 12-foot strips will be used for vehicular access only to the four lots and no other purposes, no buildings to be erected and no storage of materials or parking of vehicles on the 12-foot strip.

Clause 3 Continued

Mr. T. Price has agreed to purchase the remaining easterly portion of City-owned Lot 10 except the East 25 feet, for the sum of \$3,250.00 plus proportion of current year's taxes, registration fees, survey costs, documentation and administrative fees. This sale is subject to the City land being consolidated with adjoining Lot A of 10 to form one parcel and the prior dedication of the easterly three feet of Lot A for lane purposes.

The completion of the sale to the five owners will require a survey and a subdivision plan, documentation to extend a mortgage, and a four-party agreement for vehicular access over the 12-foot strip. In view of the considerable work still required to complete the sales, and the fact that Mr. T. Price is now ill and unable to proceed immediately with drawings of his proposed development, it is recommended that Council approve a 60 day extension to allow the owner ample time to comply with the conditions set by Council for the rezoning of the property.

**RECOMMENDATIONS:**

- (1) That the sale of City-owned Lot 10 except the East 25 feet, Block 30, District Lot 182 to the adjoining owners on the foregoing basis, be approved, subject to the property being rezoned to M-1, Light Industrial District;
- (2) That Mr. T. Price be granted an extension of 60 days to comply with the conditions set by Council for the rezoning of the property."

Your Board

Recommends that the foregoing RECOMMENDATIONS of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY  
SERVICES CENTRE  
1010 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 15, Block 26, D.L. 264A and known as 1010 McLean Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey non-basement frame dwelling, with a main floor area of approximately 660 square feet, erected in 1906 on a site 33' x 93.5', zoned RM-3. The dwelling contains 5 rooms, 3 plumbing fixtures and has a patent shingle roof, siding exterior and is heated by a gas-fired hot air furnace. This dwelling is in below average condition for age and type.

The Britannia Community Services Centre involves the acquisition of 78 properties. The subject property represents the 63rd negotiated settlement.

Following negotiations with the owner, she has agreed to sell for the sum of \$20,100.00 as of June 30th, 1973 subject to the following:-

1. The owner to retain rent-free possession to August 31st, 1973.
2. The Vendor to have the right to remove the stove, hot-water tank and furnace at her option.

BOARD OF ADMINISTRATION, JUNE 29, 1973.....(PROPERTIES - 5)

Clause 4 Continued

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$20,100.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 748

DEPARTMENT REPORT, JUNE 29, 1973 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Update of Vancouver's Truck By-laws

The City Engineer reports as follows:

"GENERAL

At a Council meeting held on 9 June, 1970, City Council adopted a recommendation of the City Engineer which permitted the operation of vehicles up to 8 feet 6 inches in width on schedule 'C' routes except during rush hours. In adopting this recommendation, Council instructed at the same time, that 'the City Engineer be requested to assess the by-law provisions respecting adequacy of street widths used by trucks and buses and updating of the provisions as considered advisable'. This was interpreted as a request for a review of the adequacy of our truck control system as a whole. Subsequently, an Enquiry Report was submitted informing Council that the truck control system was currently under review, and that a final report would be submitted following discussions with the Trucking Industry and the Police Department.

In carrying out this review, it has become apparent that there are two major tasks to be completed:

- A. Amend our by-law to be compatible with Provincial regulations governing the movement of trucks within the Province, and ensure that regulations contained in the by-law are realistic in terms of the conditions existing today on Vancouver's streets.
- B. Critically examine Vancouver's truck route network with regard to the needs of the Trucking Industry and the effect of truck routes on adjacent residential areas, businesses, etc. From this examination, revise our truck route network to best serve the Trucking Industry at minimum public inconvenience.

At this time we are able to report on Part A of the review, concerning truck sizes, and truck weights. It was intended that a report covering both parts be completed some time ago, however more data on truck movements, more contact with the truckers themselves, and more study is required to formulate changes, additions, and deletions with respect to Vancouver's truck route system. Thus, a further report will be submitted to Council covering Part B (truck routes). This report should be completed by November of this year.

TRUCK SIZES

On April 23, 1970, the Provincial Government, by Order in Council, amended the Department of Commercial Transport regulations to permit an increase in truck width from 8 feet to 8 feet 6 inches, and an increase in truck length from 60 feet to 65 feet on Provincial Highways. At that time, the City allowed (without permit) trucks' widths up to 8 feet on any street, and lengths up to 60 feet on schedule 'C' routes and in the Downtown area between 6:00 p.m. and 7:00 a.m.

In response to the change in Provincial regulations, as mentioned at the beginning of this report, on June 9th, 1970, City Council adopted a recommendation of the City Engineer to allow the operation of vehicles up to 8 feet 6 inches in width on schedule 'C' routes (schedule 'C' routes connect Provincial highways, all M-1 and M-2 industrial areas, and a minimal network of streets between - see attached plan), except during the periods 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., i.e. the increased width was permitted on the major truck route streets (although not in the Downtown area) except during rush hours. However, no change was made concerning truck lengths since it was felt that this matter required further study.

Con't . . .

DEPARTMENT REPORT, JUNE 29, 1973 . . . . . (WORKS - 2)

clause 1 con't

Practically all highway trailers are now being constructed to the maximum size allowed under the Provincial regulations, i.e. a width of 8 feet 6 inches and an overall length of 65 feet. It is the opinion of the Engineering Department that the increase in width of 6 inches, and an increase in length of 5 feet is not sufficient to change the effect of maximum size trucks on traffic in general (including rush hour periods) providing these trucks are confined to the streets presently designated for use by 60 foot vehicles, i.e. schedule 'C' routes, and the Downtown area between 6:00 p.m. and 7:00 a.m. It should be pointed out that in the further study required for the truck route section of this review, it may become apparent that restriction of truck movement is necessary during rush hours, thus perhaps requiring restriction of all vehicles over 40 feet on any street during these periods. However, at this time it would seem impractical to limit vehicles on specified routes to a length of 60 feet and a width of 8 feet during rush hours while permitting lengths of 65 feet and widths of 8 feet 6 inches at other times. Both the Police Department and the Automotive Transport Association confirm the impracticality of permitting these increased lengths and widths on a 'part time' basis.

Summary

It is proposed that on schedule 'C' routes, the currently permitted width (during non-rush periods) of 8 feet 6 inches be allowed during rush hours also, and that in the Downtown area this width be allowed between 6:00 p.m. and 7:00 a.m. It is further proposed that the operation of vehicles up to 65 feet in length be permitted on schedule 'C' routes, and in the Downtown area between 6:00 p.m. and 7:00 a.m.

TRUCK WEIGHTS

In response to a request from the trucking industry, in 1971 the Provincial Government approved a new schedule of allowable weights for all Provincial Highways. This new schedule allows greater weight than with the previous regulations. The present difference between Provincial and City weights is causing considerable inconvenience to maximum weight trucks under the Provincial regulations, entering Vancouver from Provincial Highways. These vehicles would, of course, be overweight according to present City regulations. This situation should be resolved as quickly as possible, and is dealt with in this report.

Background

Prior to 1960, the Province had one schedule of allowable gross vehicle weights which applied to all Provincial Highways. At that time, the City of Vancouver applied this same schedule to all City Streets (schedule 'A'). Then in 1960, the Province instituted a two-level system of (1) major highways on which increased weights were allowed, and (2) other highways on which the old weight schedule was still applied. For the sake of uniformity, Vancouver introduced a similar system (schedules 'D' and 'E') applying the Province's higher weights primarily to routes connecting with Provincial Highways.

Later, in 1968, the Province eliminated the lower weight schedule and extended the higher weights to all Provincial Highways. Vancouver made no change since routes connecting with Provincial Highways were already scheduled for the higher weights.

On May 27th, 1971, the Provincial Government approved an Order in Council (No. 1905) amending regulations pursuant to the Provincial Department of Commercial Transport Act. These amendments, applying to all Provincial Highways, permit an increase in the maximum gross weight allowed on a single axle from 18,000 pounds to 20,000 pounds, and on groups of axles a scale of weights was adopted which ranges from 3% to 18% over the City's present weight schedules.

Current Considerations

As mentioned earlier, it is desirable to maintain a consistency of regulations on truck weights to avoid an unreasonable situation for truck operators entering the City on a Provincial Highway. This could be achieved by replacing the City's upper weight schedules ('D' and 'E') with the new Provincial weights. To further simplify City regulations and to be consistent with the Provincial 'single weight schedule' system, the present lower weight schedule 'A' could be abolished and

Con't . . .



DEPARTMENT REPORT, JUNE 29, 1973 . . . . . (WORKS - 3)

clause 1 con't

the new Provincial regulations applied to all City Streets. This would make the City's regulations easier to understand and follow, both by the truck operators themselves, and by Prosecutors, etc., concerned in legal cases. The Police Department have stated a preference for the single weight system, indicating that enforcement would be considerably simplified. The single system would also reduce the number of inquiries to the City concerning allowable weights and the requirements for overweight permits.

Implementation of a single weight system will not mean an increase in truck traffic on residential streets since the larger trucks legally able to use these streets at present are not doing so (unless they have a specific destination in a residential area) for reasons of difficulty of travel - narrow width, sharp corners, lack of continuity etc.

As well as being regulated by weights, trucks are also restricted by length. The maximum permissible length for trucks on residential streets is 35 feet (with trailer units permitted up to 40 feet overall length). Longer trucks are restricted to a network of arterial streets, and this would not be altered by the proposed change in weight limits. On residential streets, the weight change would mean an increased allowable load of only one ton for trucks with a single rear axle and approximately 2 to 3 tons for trucks with dual rear axles. On truck routes allowing trucks up to 50 and 60 feet in length, the increase would be approximately 5 to 6 tons. The increased allowable weights are not expected to affect traffic flow which is more directly related to vehicle size, nor is an increase in truck noise anticipated with the new regulations.

Tests have been conducted on City pavement, which indicate that the increased deflections of the pavements that would result from these higher axle loadings are generally within acceptable standards, and any resulting increase in maintenance costs will only be slight.

It should be noted that under the proposed system, Vancouver would have only one schedule of weights which would apply to all City streets. Trucks would be confined to a truck route network on the basis of size only. However, this still affords sufficient control over truck weight, since weight is directly related to truck length, i.e. by confining large vehicles to a truck route network, heavy vehicles are thus also confined to this network.

Summary

It is proposed that the City's existing dual weight schedules be abolished and the new Provincial weights adopted for application to all City streets. Both the Automotive Transport Association of British Columbia and the Vancouver Police Department are in agreement with this proposal.

RECOMMENDATIONS

1. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on those routes listed in schedule 'C' Parts 1 and 2 of Part III of the Street and Traffic By-law No. 2849.
2. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on any street in the area bounded by Burrard Inlet, Main Street, False Creek and Burrard Street during the periods from 6:00 p.m. of one day to 7:00 a.m. of the following day.
3. That schedules 'A', 'D', 'E' and 'F' to By-law 2849 be rescinded and that the City adopt a weight schedule to By-law 2849 consistent with the weight regulations contained in the Provincial Order in Council #1905 of May 27th, 1971.
4. That the Corporation Counsel be instructed to prepare the appropriate By-law amendments outlined in 1, 2 and 3 above, including revisions to the definition of 'axle load' and maximum allowable axle load."

DEPARTMENT REPORT, JUNE 29, 1973 . . . . . (WORKS - 4)

CONSIDERATION

2. Request for Curbs and Gutters on 59th Avenue -  
Cambie to Ontario Streets

Attached to this report is a letter from Mrs. L.Konesky of 168 West 61st Avenue to the Mayor and Council, pointing out a history of difficulties connected with unimproved streets in her area. The City Engineer reports as follows:

"We have examined the area and have been aware of the problems therein for some time. Mrs. Konesky's description of conditions in the area is essentially correct. As with most unimproved streets, drainage difficulties exist. There are large open or undeveloped spaces in the area which contribute to the drainage problems. Underground seepage from these spaces comes to the surface at various points as springs or as soggy spots in the boulevards. This is in addition to the considerable flow of surface water which must be carried in the street ditches. The only effective way to correct these drainage problems is to improve the street with curbs, gutters, pavement and a storm drainage system.

Conditions are worsened by the great number of cars parking on 59th Avenue adjacent to the hospitals. Gravel shoulders and ditches are rutted, thus further obstructing the flow of water. Costs of maintaining drainage and road shoulders in this area are high.

Mrs. Konesky has attempted to have these conditions improved through the local improvement procedure by petition. Her efforts to obtain improvement of 59th Avenue between Cambie and Ontario Streets were unsuccessful as her petition was found to be insufficiently signed. She was able to obtain 19 of 22 signatures required. From her letter, she received little cooperation from the hospitals, who are contributing much to the problem.

Under the local improvement procedure it is possible for the City to initiate these improvements. In this event, only 50% of property owners would have to be in favour of the improvement (under petition 2/3 are required). This might still be unsuccessful since the hospitals involved probably control a considerable portion of the assessed value. They might not object, however, and the local improvement could be successful. After that Council still has the ability to proceed with the improvement on special grounds.

If the improvement were to proceed under local improvements - initiative principle, it is recommended that a 36 foot wide pavement be constructed on -

59th Avenue - Cambie Street to Ontario Street

Columbia Street - 59th Avenue to 62nd Avenue

Manitoba Street - 59th Avenue to 62nd Avenue

The proposed improvement of 59th Avenue at Cambie Street should resolve the traffic problems now being experienced at this intersection. Since 59th Avenue is not planned as an arterial street, left turn bays are not recommended (as requested by Mrs. Konesky). A need for curb side parking regulations on 59th Avenue would be reviewed when the street improvement has been completed.

In view of the above facts, Council may wish to instruct the City Engineer to proceed with the improvement of the noted streets on the initiative principle."

3. Lane Paving - Traffic Implications

The City Engineer reports as follows:

"BACKGROUND

At a Special Council meeting of May 17, 1973, when dealing with Local Improvements following a Court of Revision, Council resolved 'that Project 51 and 52, Schedule 419, be deferred pending a report on the implications of lane paving to major traffic generators' (Project 51, which is the paving of the lane east of Heather Street from 52nd Avenue to 54th Avenue and the lane north of 54th Avenue east to Tisdall Street, was not opposed but Mr. G. Robertson suggested speed bumps be constructed. Project 52, which is the paving of the lane west of Kersland Street from 33rd Avenue to 35th Avenue, was opposed by Betty Ho on the basis that the paving would encourage traffic as a shortcut to Queen Elizabeth Park).

LANE TRAFFIC PROBLEMS

To put the lane situation in perspective, approximately 20 or 30 complaints are received each year from residents throughout the City about traffic in residential lanes. While about half of these complaints are related to speeding, there is also a concern about through traffic using lanes as shortcuts, particularly near traffic signals, as the arterial street system becomes more congested.

Generally, the paving of a residential lane does not result in heavier usage by through traffic. However, in those cases where an unpaved lane is already being used to some extent as a shortcut, paving may result in some increase in traffic.

While lane paving doesn't generally increase through traffic, it sometimes leads to higher speeds. Complaints of this type are dealt with by Police enforcement. However, since the number of violations is small, assigning a Police car to patrol speeds in a lane is difficult to justify. (The present speed limit in lanes is 15 m.p.h.)

SPEED BUMPS

The question of 'speed bumps' to control speeds in lanes has been considered but they have not been recommended, since the range in suspension systems between different types of cars makes it difficult to design a speed bump that effectively slows all vehicles, without damaging low-slung cars.

CORRESPONDENCE

Mr. M. Baur, who circulated the petition for the lane west of Kersland, has written to the Mayor with regard to this project. Copies of this letter, dated June 1st, 1973, are circulated.

Mr. George Spencer, who circulated the petition for the lane east of Heather and lane north of 54th, has telephoned the Engineering Department to point out that the project consists of these two parts and that the delegation was from the lane north of 54th. He requests that the paving of the lane east of Heather proceed even if the work in the other lane is deleted or further deferred.

LANE WEST OF KERSLAND, LANES EAST OF HEATHER AND NORTH OF 54TH

Our observations do not indicate significant usage of the lanes included in the above two local improvement projects by other than local traffic, and they do not appear to offer any advantage to through traffic over the adjacent local streets. We do not feel that paving will increase their usage, or that speeds greater than normally occur in lanes will result. Whereas there may be some lanes in the City that will require some treatment to reduce speeds, we do not feel that speed bumps are required in the above lanes.

CONSIDERATION

The above report, and the matter of undertaking or not undertaking the two local improvement projects is submitted for the CONSIDERATION of Council."

Department Report, June 29, 1973 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Building Line: Cambie Street -  
Both Sides, 16th to 2nd Avenues

The Deputy Director of Planning and Civic Development reports as follows:

"A request has been received by the Director of Planning and Civic Development from the Deputy City Engineer to establish a building line on both sides of Cambie Street between 16th Avenue and 2nd Avenue in order to ultimately provide a 100' street from 2nd to King Edward Avenue.

An established building line currently exists under Schedule E - Part II - of the Zoning and Development By-law, between 16th Avenue on the West side and 15th Avenue on the East to King Edward Avenue, to provide a 100' street. The remainder of Cambie Street between King Edward Avenue and S.W. Marine is currently 150' in width.

The Director of Planning has made an application to amend Schedule E - Part II - Building Lines - of the Zoning and Development By-law, to establish building lines on both sides of Cambie Street between 16th and 2nd Avenues, as outlined in red on the map prepared by the City Engineer dated February 1st, 1973, in order that any Development Permit Applications may be withheld under Section 570 of the Vancouver Charter, should Council so wish. (A copy of the map is attached).

The Technical Planning Board on February 23rd, 1973 recommended that the application made by the Director of Planning and Civic Development be referred direct to a Public Hearing after a report has been received thereon from the City Planning Commission.

The Vancouver City Planning Commission on April 16th, 1973, endorsed the Technical Planning Board's recommendation.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

CONSIDERATION

2. Illegal Suite: Hardship Application  
3255 West 12th Avenue

Numerous complaints from Mrs. E.M. Davie have been received and reports submitted to Council regarding a basement suite in the above building. On April 2, 1973, Mayor Phillips requested that any further application for consideration under the Hardship Policy be referred to Council.

The Director of Permits and Licenses reports as follows:

"On March 7, 1972, Council considered an application from the owner of the above building under the Hardship Policy and instructed the City Building Inspector to withhold enforcement action until March 7, 1973. On March 26, 1973, the owner filed a new application for consideration under the Hardship Policy. The original application indicated that the owner was married with three dependents and unemployed.

A new application filed shows that the owner is still married with three dependents but is now fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of \$720.00 per month. The Committee further noted that neither age nor health are factors."

The Director of Permits and Licenses submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

3. Execution of Modification of Option To Purchase,  
Portion of Block "C", District Lot 753, Group 1,  
New Westminster District

The Corporation Counsel reports as follows:

"As a condition of granting a development permit in respect of the above premises, the applicant was required to give the City an Option to Purchase the west ten feet of the above property for future lane widening purposes. This Option was registered in the Land Registry Office as a first charge against the property. The present owner, Steve Stipe Bulic, wishes to mortgage his property and the mortgagee requires a charge on the whole of the property including the westerly ten feet, but the Option agreement does not make provision for such an arrangement.

In situations of this kind the practice has been for the City to execute a Modification Agreement providing that the owner may mortgage the whole property on the condition that if the City should exercise its option, the mortgagee would agree to provide the City with a discharge of the mortgage for the optioned area.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution, it is

RECOMMENDED THAT the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing agreement between the City, Mr. Bulic and the Royal Trust Company as mortgagee."

INFORMATION

4. Mini-Park: West Broadway & MacKenzie

The Assistant Director of Community Planning reports as follows:

"On June 5, 1973, City Council authorized the expenditure of \$4,000 for the development of a 'mini-park' on the closed street end of MacKenzie Street. This park will make this area more pleasant, enhance the imaginability of Broadway West, and provide encouragement to individuals attempting to improve the quality of the area.

The park will be approximately 1,450 square feet extending from the building on the west side of MacKenzie 33 feet, into approximately the middle of the street. There will be one lane of traffic remaining, allowing traffic to turn onto Broadway from MacKenzie. However, no turns will be allowed from Broadway onto MacKenzie.

City Council in its authorization of the park, stated that:

'The City Engineer be authorized to proceed with development of this park, dependent on the acceptance of the proposal by the affected merchants and residents along MacKenzie Street.'

The affected residents and merchants have been contacted by a representative of the Department of Planning and Civic Development and the results are as follows:

Residents

2540 MacKenzie	Approval
2536 MacKenzie	Vacant (destroyed by fire)
2532 MacKenzie	Approval
2528 MacKenzie	Approval

Clause No. 4 continued

2547 MacKenzie	Unable to contact
2541 MacKenzie	Approval
2535 MacKenzie	Approval
2529 MacKenzie	With the majority

Therefore, of the seven residential buildings on Broadway, six have approved the development of the mini-park and one remains to be contacted.

Merchants

The merchants on Broadway immediately adjoining MacKenzie were also contacted. Four merchants to the east and west of MacKenzie were considered to be affected by the proposal and were therefore contacted.

East:

Canadian Imperial Bank of Commerce	Approval
Seaboard Realty	Approval
Art Store	Approval
Balaclava Pet Shop	Manager not in, but clerk believed he would approve.

West:

Zorbas Restaurant	Approval
Barber	Approval
Shoe repair	Undecided
Pic's Stationery	Approval

Of the eight merchants contacted, six have approved the proposal.

Therefore, the Director of Planning and Civic Development believes that sufficient approval by the affected residents and merchants has been obtained. Construction of the 'mini-park' will begin in the first week of July."

(Sketch plan of the 'mini-park' attached for information.)

The Assistant Director of Community Planning submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE P. 10

LICENSES & CLAIMS MATTERS

CONSIDERATION

1. Impounded Dogs

The Director of Permits and Licenses reports as follows:

"Dr. John R. Gregg, Co-ordinator of Animal Care, University of British Columbia, has requested that the University be granted the opportunity to obtain dogs from the Pound on the same basis as the general public. The dogs are used for teaching and research purposes.

Presently, impounded dogs are held in the Pound for 72 hours following the day of impoundment to allow owners time to claim their dogs. Those not claimed are held an additional 48 hours for sale to the public, after which the University may buy the dogs. Five dollars (\$5.00) is charged for each dog sold (plus the current year's license for City residents). In effect the University must wait 120 hours after the day of impounding and does not have equal opportunity to buy dogs.

I suggest that the request to waive the time period that presently applies to the University, as requested, should be supported. It would help to ensure that an adequate supply of dogs for teaching and research purposes is maintained and perhaps the City has some degree of responsibility in this regard. The control of dogs within the City should also be improved, for only those persons who definitely wish a dog, and to keep him in a responsible manner, would make the effort to acquire a dog prior to the sale to the University.

The foregoing is submitted for the CONSIDERATION of Council".

(A copy of Dr. Gregg's letter is circulated  
for information)

FOR COUNCIL ACTION SEE P. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

B-7

DEPARTMENT REPORT, June 29, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

INFORMATION

1. Settlement of Claims

The Corporation Counsel reports as follows:

During the course of litigation involving the City, every effort is made where the situation seems warranted to effect a favourable settlement. This involves negotiations on a "without prejudice" basis with the opposition. As a result, proposed settlements are taken to Council at In Camera meetings.

The reason for dealing with these matters in camera is, of course, that disclosure would be prejudicial to the City should the proposed settlement not come to fruition. At the in-camera meetings the entire situation is explained to members of Council and authority is sought and obtained to endeavour to achieve a settlement. The practice in the past has been that if Council hears no more on the subject, the settlement has been concluded within the authority conferred at the in-camera meeting.

This procedure was recently, in my view, misinterpreted and, in order to avoid any similar misunderstandings in the future, the practice will be varied so that Council will receive a report where a settlement has been successfully concluded. If not successfully concluded then, of course, the proposed settlement must remain in camera because it could be prejudicial to subsequent proceedings in the claim if information were made public.

In accordance with this suggestion I am reporting to Council on claims settled this year following in-camera proceedings:

- A. At an in-camera meeting on February 13th I was given authority to endeavour to achieve a settlement of a claim for false arrest and assault brought by Graeme Campbell and Owen Foran in the amount of \$1,287.78. The matter was settled on this basis, being 50% of the total settlement, the other 50% having been accepted by the R.C.M.P.
- B. At an in-camera meeting on March 6th dealing with a personal injury claim by Mr. and Mrs. E. Drews, I recommended payment into court of the sum of \$4,500.00. I can now report that such sum was accepted on the eve of the trial and the matter has been concluded.
- C. At an in-camera meeting on May 1st dealing with a claim by John Gerald Polman for false arrest and false imprisonment, I was given authority to endeavour to settle the claim for \$819.55. Settlement was achieved on this basis.
- D. At an in-camera meeting on May 1st I recommended settlement of a claim for false arrest for Mr. and Mrs. Moore in the sum of \$5,000.00 and costs. Such settlement was accepted and the matter has been concluded.



RECOMMENDATION

2. Permit Fees

The Director of Permits & Licenses reports as follows:

"I have reviewed the fees charged for permits under the Plumbing, Gas, Sign and Electrical By-laws and recommends that they be increased as shown in the attached schedules. The calculation of the proposed fees is based on Council policy that the applicant for the permit should pay 80% of the administration and inspection costs relative thereto.

"Plumbing and Gas Fees:

These fees have not been increased since 1968. Plumbing and gas permit fees are based on the number of plumbing fixtures or gas appliances to be installed and not the cost of installation. Therefore, the revenue remains constant and a 25% increase is necessary for the plumbing fees and a 100% increase is required for the gas fees to meet expenditures. The reason for the large increase in the gas permit fees is because in previous years plumbing and gas fees were added together when comparing the revenue against the operating costs for plumbing and gas inspection. It is found that the City's costs relative to the enforcement of the Plumbing By-law and the Gas By-law are approximately the same whereas the revenue derived from the gas permits is considerably below the plumbing permit revenue. The proposed increase will bring revenue into line with expenditures.

Sign and Electrical Fees:

The Electrical and Sign By-law fee structures have not been reviewed since 1968 and as a result approximately a 25% increase is recommended at this time to bring revenue into line with expenditures and to cover increased operating costs between now and the next review in approximately three years time.

The estimated increase in revenue for 1973 is \$36,000 with the annual increase estimated at \$110,000.

I RECOMMEND that:

- (1) The Corporation Counsel be instructed to prepare amendments to the appropriate sections of the By-law for Council approval.
- (2) The proposed permit fees become effective on September 1, 1973.
- (3) The Director of Permits and Licenses notify the appropriate Plumbing, Heating, Electrical and Sign Associations of the fee increases."

The Deputy Director of Finance has reviewed the fee increases and concurs with the recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 10

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON CIVIC DEVELOPMENT

June 28, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, June 28, 1973, at 11:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)  
Aldermen Bowers, Massey and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of June 14, 1973, were adopted.

RECOMMENDATIONS

1. Building Grade:  
Fairview Slopes

The Chairman had agreed previously to receive oral presentations by Mr. Henry Hawthorn, Architect, in connection with the decision of the City Building Inspector on the grade determination of the site known as 954 West 7th Avenue.

Mr. Hawthorn, by means of plans and sections, showed the grade determination problem from his point of view and the City Building Inspector explained to the Committee members the position the Department takes in assessing grades when presented with plans for construction.

The Committee discussed the matter and noted that the zoning of this particular site 'CRM-2' promoted the development of 'terracing' on sites with grades of this nature. The Committee noted that it was not prepared to comment on the safety factor inherent in grade determination and that they were not prepared to intervene in the grade determination discretion of the City Building Inspector.

The Committee

RECOMMENDS that the information submitted by the City Building Inspector and Mr. Henry Hawthorn, Architect, be received.

2. Granville Street Mall

Council at its meeting on June 26, 1973, passed the following motion:

"THAT Council confirm the establishment of Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and other mall developments in the Downtown area."

At this meeting, Alderman Massey submitted a report dated June 27, 1973, which advised:

"A meeting was held between officials of the Engineering, Social Planning and Planning Departments to discuss preparations for a Granville Street transit mall. Officials emphasized that if such a mall is to be completed by next summer, planning must start immediately. Participation of merchants should be enlisted at the outset and steps should be taken at once to deal with social problems on Granville Street to assure that designation of the street as a transit mall will alleviate rather than aggravate the existing situation."

cont'd....

Standing Committee of Council  
on Civic Development, June 28, 1973 . . . . . 2

Clause No. 2 continued

The report recommended five actions which were considered by your Committee, amended and now recommended to Council as follows:

RECOMMENDED

- (a) That a Granville Street Planning Committee be established. The members include Director of Social Planning, City Engineer, Deputy Director of Planning and Civic Development and a member of the Police force. Alderman Massey would serve as Chairman of the Committee and the Mayor's representative would be named as liaison with the Mayor's Office.
  - (b) The Director of Social Planning would coordinate all aspects of the project, including the liaison with merchants and property owners, information and design.
  - (c) Alderman Massey, in consultation with the Granville Street Planning Committee, be authorized to hire design consultants for an amount not to exceed \$10,000.00 for a preliminary design report to be back to the Committee within six weeks, funds to be provided from Supplementary Capital Budget. The scope of the consultants work shall exclude preparation of contract documents and supervision.
  - (d) That the Vancouver City Council request the Police Department to increase the number of patrolmen on the beat in the transit mall area.
3. Proposed Office Buildings:  
N/E Corner of Georgia and Bute  
N/W Corner of Thurlow and Melville

Mr. Allan Waisman, Architect, on behalf of clients, presented to the Committee the situation the clients found themselves in with developments on the north-east corner of Georgia and Bute and the north-west corner of Thurlow and Melville.

The clients had not submitted application for development permits prior to the instruction of Council to the Director of Planning to apply for a revision of certain zoning schedules in the Downtown area. Mr. Waisman expressed concern at this state of affairs inasmuch as he suggested that there had been continuance and close contact with officials in the Planning Department.

The Zoning Planner advised of the legal position of the situation as per the Vancouver Charter and your Committee, after hearing Mr. Waisman

RECOMMENDS that these submissions be received.

4. Vancouver Downtown Development

At a previous meeting of the Committee, a report was received from the Deputy Director of Planning and Civic Development on the establishment of a Downtown Study Team and the costs of housing and operating the Study Team.

At that meeting your Committee recommended that the Director of Planning begin the Downtown Study with resources available and the personnel and financial implications be referred to the Board of Administration for report back to this Committee.

Under date of June 20, 1973, the Board of Administration submitted the attached report which your Committee

RECOMMENDS be submitted to Vancouver City Council.

Standing Committee of Council  
on Civic Development, June 28, 1973 . . . . . 3

INFORMATION

5. Downtown Plan:  
Proposed Parking Policy

Under date of June 25, 1973, the Engineering and Planning and Civic Development Departments submitted to your Committee a report for consideration entitled 'Downtown Plan: Proposed Parking Policy'.

Your Committee

RESOLVED that this report be considered at the next meeting of the Committee.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 10

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON HOUSING

June 19, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, June 19, 1973 at approximately 11:30 a.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)  
Alderman Hardwick  
Alderman Massey  
Alderman Rankin

ALSO PRESENT: Alderman Bowers

CLERK: M. Kinsella

RECOMMENDATION

1. United Housing Foundation: Grant Request from City for Renovation of Ferry Rooms and Central & Oliver Rooms, Downtown East Side

At its meeting of June 12, 1973, your Committee recommended that Council approve 60 - 90 day loans of \$97,500.00 and \$10,000.00 to the United Housing Foundation on or before June 22, 1973 and June 28, 1973 respectively, both to be on security determined by the Director of Finance and the Corporation Counsel. These loans were necessary to enable the United Housing Foundation to secure the Ferry Rooms, 57 - 59 Powell Street, and the Central and Oliver Rooms, 42 - 48½ East Cordova. At the June 12th meeting your Committee deferred for one week consideration of the United Housing Foundation's request for a grant of \$234,000 to the Foundation for renovation of the above premises.

With respect to the Committee's recommendations of June 12, that the City grant the United Housing Foundation the above mentioned short term loans, the Director of Finance expressed concern with the question of the security available to the City on these loans. He pointed out that Council will have to authorize the loans on the basis of a promissory note from the United Housing Foundation and that this is not security in a technical sense. The Chairman agreed to bring this point to the attention of Council when the matter of the loans to the United Housing Foundation was under consideration.

Mrs. R. Hamilton and Mr. A. Trovato, United Housing Foundation, submitted cost sheets on both Ferry Rooms and the Central and Oliver Rooms. The cost sheets included renovation costs, cost of furnishing, depreciation, annual operating costs, etc. They also showed the proposed rents, based on a number of options shown on the sheets. Your Committee reviewed these cost sheets in detail and it was noted that the estimated renovation costs were considerably higher than those quoted in the original submission by the United Housing Foundation. The Committee suggested that, bearing in mind that the total grant available from the City for this purpose is \$200,000.00, the United Housing Foundation give serious consideration to establishing a rent schedule varying from say a low of \$45 - \$50 to a high of \$75, depending on the size of the room and facilities provided

cont'd .....

Clause No. 1 (cont'd)

e.g. kitchen facilities. It was pointed out that these higher rent charges might enable the Foundation to obtain a larger Central Mortgage and Housing Corporation mortgage, thus reducing the amount of the grant required from the City.

The Committee went on to discuss the estimated renovation costs and the United Housing Foundation stated that they had only obtained one estimate from a contractor whom they consider to be very knowledgeable in the area of renovations and whose estimates they consider to be accurate. Your Committee expressed strong views that competitive bids should be obtained for renovations to these properties. Following further discussion, it was

RECOMMENDED that

- A. any grant made by the City to the United Housing Foundation for renovations to the Ferry Rooms and the Central & Oliver Rooms also include costs of necessary furnishings;
- B. the United Housing Foundation prepare for the next meeting of the Committee a schedule of proposed rents for the Ferry Rooms and the Central & Oliver Rooms on the basis suggested by the Committee;
- C. the United Housing Foundation obtain for the next meeting of the Committee competitive bids on the renovations of the said premises;
- D. your Committee defer a recommendation to Council with respect to a grant to the United Housing Foundation for renovation and furnishing of the Ferry Rooms and the Central & Oliver Rooms pending receipt and consideration of the information requested from the United Housing Foundation under items (b) and (c) above.

FOR COUNCIL ACTION SEE PAGE(S) 13

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON SOCIAL SERVICES

June 21, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 21, 1973 at approximately 2:10 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)  
Alderman Hardwick  
Alderman Linnell  
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant  
to the Minister of Human Resources

CLERK: M. Kinsella

The Minutes of June 7, 1973 were adopted.

RECOMMENDATION

1. New Hope Centre - Grant Request

Your Committee on June 7, 1973, when considering a grant request from the New Hope Centre, resolved to refer the request to the Director of Social Planning for report back with a recommendation on the grant request to include an evaluation of the service provided by the Centre. At that time, your Committee also resolved that the Director of Social Planning submit at the same time a breakdown of the total services, similar to the New Hope Centre, in the Downtown East Side area, such breakdown to include City funding of these services.

Your Committee had for consideration today a report from the Director of Social Planning dated June 21, 1973, dealing with a number of other grant requests in addition to the New Hope Centre. The recommendations of the Director of Social Planning are as follows:

- "1. That the New Hope Centre be given a City grant of \$1,730 for the six month period beginning July 1 and ending December 31, 1973.
2. That the Cedar Cottage/Kensington Information Centre be given a City grant of \$178.80.
3. That the grant request of the Mount Pleasant Information Centre be deferred until August 1, 1973, pending discussions between the Departments of Social Planning and Library staff, as to the Library's future role in the provision of public information in the city.
4. That the YWCA be granted a further amount of \$4,904 to make up the shortfall between the original request and the allotted grant."

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Clause No. 1 (cont'd)

The Board of Administration noted with respect to the above recommendations that the information requested in the second part of the Committee's recommendation of June 7, 1973 had not been provided. Further, that the Board had not had an opportunity to review recommendations 2, 3, and 4 as they form part of a late report received by the Board at 11:00 a.m., June 21 and did not appear to be urgent.

At the request of the Committee, Mr. P. Davies, Social Planning Department, gave an oral report on the number of facilities, similar to the New Hope Centre operating in the Downtown East Side area. He estimated that, at present, there are 13 such facilities available but could not at this time identify those which receive City funding. Your Committee

## RECOMMENDS that

- A. recommendations 1 - 4 of the Director of Social Planning, outlined above, be approved and
- B. the Director of Social Planning submit to the next meeting of the Committee a written report on the number of services, similar to the New Hope Centre, operating in the Downtown East Side area, this report to include details of City funding of these services.

2. Carrying of Knives - Begging on the Streets

Your Committee had before it a copy of a resolution passed by the Board of Police Commissioners on June 11, 1973, stating in part:

"THAT City Council be urged to make representations to the appropriate authorities to bring about legislation to deal with the problems arising from the carrying of knives and begging on the streets."

Copies of the reports submitted by the Chief Constable on carrying of concealed knives and begging on the streets, dated June 6 and June 4 respectfully, were submitted to the Committee for information:

(a) Carrying of Concealed Knives

There was intensive discussion on this matter with representatives of the Police Department and your Committee

RECOMMENDS that City Council support the Police Department in its efforts to seek Federal legislative amendments to the Code to include blade length. (For an example, under the prohibited weapon definition Section of the Code, Parliament has left itself the option under Section 82 (1)(c) to declare by Order in Council a weapon of any kind to be prohibited, i.e., a knife of any design having a blade length of more than two inches without lawful excuse, the onus of which lies upon the possessor.)

FURTHER RECOMMENDS that where necessary, Council authorize members of the Standing Committee on Social Services to make official representation to the appropriate Federal authorities in support of the Police Department's request.

cont'd ....



Clause No. 2 (cont'd)

(b) Begging on the Streets

Your Committee reviewed the report of Chief Constable Fisk with respect to this matter. It was considered that by obtaining amendments to the Criminal Code prohibiting the carrying of knives, a lot of the problems mentioned in the Chief Constable's report could be eliminated. Therefore your Committee

RECOMMENDS that the report of Chief Constable Fisk, dated June 4, 1973, on begging on City streets, be tabled for two months.

INFORMATION

3. Control of Beer Parlours in the  
Downtown East Side Area

At its meeting of June 14, 1973, your Committee considered a letter from the Chairman of the Liquor Control Board in response to a resolution of the Vancouver City Council, dated May 29, 1973, dealing with the need for additional policing by the Liquor Control Board of the 29 Beer parlours in the area bounded by Princess on the East, Cambie on the West, Georgia on the South, and the Waterfront on the North. The resolution further urged that the Liquor Control Board use its regulatory powers under the Liquor Control Act to close down those premises which violate said Act by serving beer to intoxicated persons and/or by placing more than the approved number of glasses of beer in front of a patron at any one time. At that time, your Committee resolved that this item be placed on the agenda for today's meeting for further discussion with appropriate Police officials, representatives of the Downtown East Side and of the Liquor Control Board.

Superintendent Oliver, on behalf of the Police Department, submitted a report indicating that the Department supports the comments made to the Committee on Social Services on May 10, 1973 by Sgt. Adams with respect to the consumption of alcoholic beverages and crimes of violence in the City. The report states that the Police Department is completely satisfied with the co-operation it receives from the Liquor Control Board when assistance is required. Superintendent Oliver and other representatives of the Police Department recently met with inspectors of the Liquor Control Board to discuss the Police Department's concern about the deterioration of the Street scenes and the relationship of crimes of violence to consumption of alcohol. At that meeting, the Liquor Control Board representatives assured the Police Department of any additional co-operation considered necessary.

Representatives of the Liquor Control Board stated that they have been actively involved in continuing enforcement of the Liquor Control regulations in Skid Road beer parlours. Both the Police Department and the Liquor Control Board representatives referred to the increased use of drugs in this area and the

cont'd ....

Clause No. 3 (cont'd)

open peddling of drugs in some of the beer parlours. The Police are very active in the control of drug peddling in the beer parlours and the Liquor Control Board has taken action on some premises where the Police Department has reported active drug peddling. The Liquor Control Board representatives stated that they have closed five beer parlours in this area in the last year, in addition to suspending a number of cabarets.

Superintendent Oliver stated that as a result of the Police Department's concern with the increase of violent crimes in the City, it has created a Community Police Task Force. This task force will have a preventative role and, as part of its activities, will be contacting beer parlour operators to request their co-operation in reducing consumption of alcohol.

Your Committee also had before it a statement from a Mr. Eriksen, of the People's Aid, citing a number of incidences where he had been served considerably more than the approved number of glasses of beer at one time. Statements contained in his submission were supported to a large extent by a representative of the First United Church. Members of your Committee also substantiated, through personal observation, the statements made in Mr. Eriksen's submission.

Representatives of the B.C. Hotel Association and the Beverage Dispensers' Union were also present. They stated that one of the problems is the difficulty in getting waiters to work in the area under discussion because of the increased violence. They also stated that because of the shortage of waiters, patrons may, at times, have 3 or 4 beers placed in front of them at one time, but not the quantity suggested by Mr. Eriksen. The B.C. Hotel Association representatives requested that if there were any complaints about liquor control violations, by any of the beer parlours in the area, these be forwarded to the Association, who would take disciplinary action.

RESOLVED that the matter of control of the Downtown East Side beer parlours be deferred for two months, to provide the involved parties an opportunity to improve the situation and that the Police Department submit to the Committee, for review at that time, a report on any improvements in the Downtown East Side area with respect to amount of alcohol consumed; compliance with Liquor Control Board regulations by beer parlours; incidence of crime.

FURTHER RESOLVED that the Committee also receive reports from any other interested groups on this matter.

The meeting adjourned at approximately 3:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 13

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in Council Chamber, third floor, City Hall, on Thursday, June 21, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)  
Alderman Linnell  
Alderman Marzari  
Alderman Rankin

COMMITTEE  
CLERK: R. Thompson

INFORMATION

At this the final public meeting for the hearing of briefs on electoral matters, a series of briefs and communications were presented conveying the views of the authors.

1. Vancouver Board of Trade

The brief presented on behalf of the Vancouver Board of Trade proposed the following:

- (i) That the Aldermen be elected in the following manner - 2/3's at large and 1/3 by local area.
- (ii) That each area should be comprised of natural communities.
- (iii) That the Mayor be elected from within the Council.
- (iv) That an Executive Committee of Council be established to administer policy.
- (v) That the term of office be three years for all offices.
- (vi) That all candidates post a \$100 deposit and file twenty-five (25) voters' signatures, in the case of Aldermen being voters in the particular ward.
- (vii) That party affiliation be shown on the ballot.
- (viii) That the order of names on the ballot be chosen by LOT.
- (ix) That the date of election be the same as that of other municipalities in British Columbia.

2. Mr. Jan Drabek - for himself

Mr. Drabek's brief emphasized the following points:

- (i) That the City print a pamphlet giving the views of each of the candidates for office and distribute it to all voters.
- (ii) That voting be encouraged by giving a tax rebate to all voters who cast ballots.
- (iii) That twenty-one (21) Aldermen be elected from twenty-one (21) wards.
- (iv) That nine (9) Aldermen be elected at large.
- (v) That the Mayor be elected at large.
- (vi) That School Board and Park Board be elected at large.
- (vii) That there be no deposit requirement for candidates.
- (viii) That it is desirable a candidate should be a Vancouver resident and if not, his residence should be shown on the ballot paper.
- (ix) That the creation of neighbourhood councils with legislative powers should be resisted.

3. The Electors Action Movement (TEAM)

The Electors Action Movement presented a brief which made the following nine points:

- (i) That the full ward system be used in the selection of Aldermen, School Trustees and Parks Board Commissioners. That the Mayor be elected at large.
- (ii) That ward boundaries should be based on identifiable communities approximately equal in population (approximately 20 wards).
- (iii) That Council consist of members elected from one-member wards based on identifiable communities approximately equal in population. That the number of School and Parks Board representatives be approximately one half the number of members on City Council.
- (iv) That the term of office should be for two years and terms of office should not overlap.
- (v) That the Vancouver Civic Election date be the same as that for other municipalities -- the third Saturday in November.
- (vi) That the name of a candidate's party or group affiliation appear on the ballot. That a rotating alphabetical ballot be used only if elections are held at large.
- (vii) That the only candidates for civic office who should be required to post a deposit, which would be forfeited if the candidate did not receive a certain percentage of the vote, should be the mayoralty candidates. That all candidates for civic office be required to submit 25 nominating signatures. That a candidate qualified to run in a civic election need not reside in the ward he desires to represent.
- (viii) That an Executive Committee consisting of the Chairman of Standing Committees be chosen by the City Council.
- (ix) That the corporate vote be abolished.

4. Mr. Harold C. Daykin - for himself

Mr. Daykin submitted a brief for the purpose of conveying his personal views on electoral reform, the main points of which are:

- (i) That there be a ward system with twenty-two (22) Aldermen chosen from twenty-two (22) local communities.
- (ii) That an Alderman's position be considered to be full-time and be compensated for accordingly; \$15,000 per year is suggested.
- (iii) That a suggested wording of the plebiscite be "Are you in favour of electing one Alderman from each of Vancouver's twenty-two (22) recognized communities and one School Trustee and one Park Commissioner from a pair of such communities?"
- (iv) That on voting day, each polling place be provided with a map or plan clearly showing the proposed ward boundary for the area in question and the proposed double ward boundary for School and Park election.
- (v) That the voter be provided on plebiscite day, with a facsimile of how the election ballot would look under a ward system, no ward system or partial ward system.
- (vi) That School and Park Board members be elected from double wards.

5. Vancouver Tenants Council

The brief of the Vancouver Tenants Council urged Council to consider the following requests:

- (i) That tenants be given the right to vote on all money by-laws (including local improvement by-laws).
- (ii) That an enumeration of homeowners and tenants take place in the three week period ending six weeks before the election date.
- (iii) That election list be posted in public neighbourhood posts before hand.
- (iv) That in preparation for the forthcoming plebiscite, a new enumeration of tenants take place in the month of August.

6. Education Committee of the New Democratic Party

The brief of this organization was devoted to four points which are:

- (i) That the concept of neighbourhood government as submitted by the Vancouver Area Council of the New Democratic Party be supported.
- (ii) That the formation of local Community School Councils be encouraged.
- (iii) That such School Councils be given authority to act on local school matters.
- (iv) That broad participation by students, teachers, parents and other local citizens be encouraged in Community School Councils.
- (v) That a representative School Board be elected whose members will be responsible to the local school communities.
- (vi) That in determining local areas for election purposes, boundaries established for Elementary and Secondary Schools be considered.

7. Kitsilano Area Resources Association

The Kitsilano Area Resources Association responded to the invitation to express its views on civic electoral reform in the following way:

- (i) Emphasizing that the main issue is a form of government which allows citizens direct power to make decisions.
- (ii) The proposition that each local area as defined in the U.C.S. study elect one representative to the Council, should be a basis for discussion.
- (iii) That where the population is greater than 18,000, the area should be divided to create a second seat.
- (iv) That the Association will negotiate with the Council on ways in which the present Information and Planning Centres can be improved.
- (v) That a sum be made available yearly to staff and operate neighbourhood groups.
- (vi) That the Alderman responsible for an area, make use of the Information Centre as his office.
- (vii) That local groups have greater jurisdiction on planning matters.
- (viii) That the Association could initiate co-operative housing development if the City made City land available.

8. Citizens Council on Civic Development

Mrs. Doris Hartley, on behalf of the Citizens Council expressed the views arising from workshops held by the Citizens Council on governmental and electoral reform:

- (i) That the Council be increased in size whether it be a ward system or no ward system.
- (ii) The membership was divided on the merits of ward system vs. no ward system.
- (iii) That candidates for Mayor and Aldermen be Canadian citizens with one year's residence in the City.
- (iv) That voters should be required to be resident in the City for one year, and be 19 years of age.
- (v) That the corporation vote be abolished.
- (vi) That no deposit be required for candidates.
- (vii) That 50 signatures of voters be required on nomination papers.
- (viii) That party affiliation be marked on the ballot as well as occupation.
- (ix) Elections should be held in October or November.
- (x) Park and School Board should continue to be elected.
- (xi) Elections should be held annually on a two or three year term with a portion of the body elected each year.
- (xii) The Mayor should be elected at large.
- (xiii) Public funds should be available for candidates' campaign expenses and they should not be allowed to use other funds for campaign purposes.
- (xiv) Aldermen should be adequately recompensed whether full or part-time.
- (xv) A study should be made to determine why voting percentages in the easterly portion of the City are lower than those of the westerly portion.

9. Downtown Business Association

The views of this Association were conveyed by letter dated June 15th, 1973 and are as follows:

- (i) That the Mayor be chosen by the Aldermen.
- (ii) That there should be a partial ward system with slightly more members elected at large.
- (iii) The term of office should be lengthened to three or four years.
- (iv) Candidates be required to post a bond or submit a larger number of names of nominators.

10. Committee of Progressive Electors (COPE)

The Committee of Progressive Electors through Mrs. Angie Dennis submitted a brief which proposed:

- (i) That the referendum ballot contain the following three questions:
  - 1. Do you favour the introduction of a full ward system of 20 or more wards?
  - 2. Do you favour a partial ward system, with some Aldermen elected at large and some by wards?
  - 3. Do you favour retaining the present system with the proviso that the size of Council may be increased?

STANDING COMMITTEE OF COUNCIL ON  
COMMUNITY DEVELOPMENT, June 21, 1973 . . . . .5

10. Committee of Progressive Electors (cont'd.)

- (ii) That an active public information campaign be carried out before voting date.
- (iii) That, in the main, the other issues now being considered may be dealt with directly by Council.

11. Non-Partisan Association

Mr. Rodney Ward presented a brief prepared by the Non-Partisan Association. The views of the Association are summarized in their brief and are as follows:

- (i) A 15-member Council should be established composed of 14 Aldermen and a Mayor, elected at-large.
- (ii) 14 districts should be established by an independent commission to permit equal and fair representation, with a specific alderman appointed to represent one of such Districts.
- (iii) Aldermen, together with a representative of the Vancouver City Planning Commission and representatives of administrative departments should hold evening public meetings in their District.
- (iv) Aldermen should remain as part-time Aldermen and salaries should be increased.
- (v) The principle of area representation should not be extended to elections to the Park and School Boards.
- (vi) The term of office for members of Council and the Mayor should be two years.
- (vii) The date for civic elections should be in mid-October, with Council to assume office on the following November 1st.
- (viii) At the election of the candidate, the name of an individual candidate's party or group affiliation should appear on the ballot papers.
- (ix) All candidates for the office of Mayor should post a deposit of \$300 and obtain the signatures of 50 electors for nomination; all candidates for the office of Aldermen should post a deposit of \$100 and should obtain the signatures of 25 electors for nomination. Such deposits should be refundable dependent upon a percentage of the total vote being obtained by such candidates.

12. Dunbar Homeowners Association

Dr. Ian Bain presented a brief of the Association. A number of recommendations were brought forward and are summarized herein:

- (i) That the Mayor be appointed by Council for a three-year term regardless of the term of the Aldermanic office to which he was elected.
- (ii) That the Aldermen be elected for three-year terms.
- (iii) That there be eight or ten wards with two Aldermen elected from each.
- (iv) Of the two Aldermen elected in each ward the one with the highest votes would decide whether to act as a ward representative or a city-wide representative.
- (v) That there be a partial ward system with half the Aldermen representing the whole City and the other half representing wards.
- (vi) Elections be held annually with 1/3 of the Aldermen elected each year.
- (vii) That an Executive Committee of Council be appointed comprising of Chairman of Standing Committees and the Mayor.

12. Dunbar Homeowners Association (cont'd)

- (viii) That Standing Committees comprise four to six Aldermen with power to add and each Standing Committee have a Counterpart Citizens Advisory Board.
- (ix) That the Park be administered by a Standing Committee instead of an elected Board.
- (x) That one School Trustee be elected from each ward.
- (xi) In each ward there be elected annually at a public meeting, a Ward Council of eight members.
- (xii) That such Ward Council be given certain powers to act and powers to vote.
- (xiii) That Mayor and Aldermen be paid a sufficient salary to enable them to be full-time.
- (xiv) That a limit be placed on election expenditures.
- (xv) That the City provide a certain sum to candidates for election expenses, at the request of 50 voters.
- (xvi) That no deposit be required of candidates.
- (xvii) That the election date be the third or fourth Saturday in October.
- (xviii) That a rotating alphabetic ballot be used.
- (xix) That the party affiliation be shown.

13. Mr. Patrick F. Graham - for himself

Mr. Graham recommended:

- (i) That there be a no-ward system.
- (ii) That the Council consist of 14 Aldermen and a Mayor all elected at large.
- (iii) That Aldermen be assigned to specific areas each of which area should have a permanently staffed office, at the expense of the City.
- (iv) That an independent commission determine area boundaries.
- (v) That Aldermen's salaries be increased to \$10,000, and the office may still be considered as part-time.
- (vi) That School and Park Board members be not elected by wards.
- (vii) That the term for all offices remain at two years.
- (viii) That the elections be held on the second Wednesday in April.
- (ix) That party affiliation be shown on the ballot paper.
- (x) For Mayor - a deposit of \$1,000, the signatures of 50 electors, Canadian citizenship, and 12 months residence in the City.
- (xi) For Aldermen - a deposit of \$25.00, the signatures of 25 electors, and 12 months residence in the City, prior to election.
- (xii) That the position of names on the ballot paper be determined by LOT or other fair method.
- (xiii) The wording of the plebiscite be determined by an independent commission.
- (xiv) That each Alderman hold a public meeting in his area, quarterly.
- (xv) That appointments to the City Planning Commission be made so that an equal number are representative of each area.



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14. Mr. Warnett Kennedy

In a letter to the Committee, Mr. Warnett Kennedy proposed:

- (i) That the Aldermen be elected at large.
- (ii) That the number of Aldermen be increased to fourteen (14).
- (iii) That Aldermen be considered part-time and be paid \$12,000 annually.
- (iv) That elections be held in October.
- (v) That candidates post a \$100 deposit.
- (vi) That positions of names on the ballot paper be chosen by LOT.
- (vii) That each Alderman should be assigned an area as his area of concern; each area should be chosen by LOT.
- (viii) Each Alderman be provided with an office and individual secretarial service.

15. Vancouver and District Labour Council

Mr. Jack Lawrence conveyed the following resolution of the Labour Council:

"RESOLVED: That Vancouver City Council's Community Development Committee be advised that the Vancouver and District Labour Council recommends the establishment of a full ward system, and that this recommendation be put to the Vancouver electorate for approval, in a clear and understandable plebiscite, in October of this year."

16. Mr. Eugene W. King - for himself

Mr. King submitted to the Committee a series of suggestions in a brief dated June 20th, 1973:

- (i) That the principle of one man, one vote be adhered to.
- (ii) That candidates require a large number of nominators.
- (iii) That a deposit of no less than \$500 be required of candidates.
- (iv) That for Park and School Board, a \$100 deposit be required.
- (v) That a ward system is favoured and the number of Aldermen on the Council be from 18 to 20.
- (vi) That voting machines be considered.
- (vii) That consideration be given to a Board of Control.
- (viii) That there be a limit of consecutive terms a person may serve.
- (ix) School and Park Board members should be elected at large.

17. Miss Eva M. Boehm - for herself

Miss Boehm responded to the newspaper advertisement seeking the views of citizens by submitting the following in a letter dated June 19th, 1973.

- (i) That the ward system is not favoured.
- (ii) That all Members of Council be full-time and paid accordingly.
- (iii) That the present size of Council seems small.
- (iv) The term of office be four to six years.
- (v) That elections be held in October.

17. Miss Eva M. Boehm (cont'd.)

- (vi) That party affiliation be shown.
- (vii) That a deposit be not required.
- (viii) That if there are wards, the ward candidate should live in their ward.

18. West End Ratepayers Association

Mr. W. J. McIntyre, on behalf of the West End Ratepayers reiterated the points made by the Association in its 1971 brief, which are as follows:

- (i) That tenants should have the right to vote on money by-laws.
- (ii) That a partial ward system is favoured.
- (iii) That twelve (12) Aldermen be elected from wards and six (6) at large.

In addition to the foregoing, Mr. McIntyre made the following submissions:

- (a) That the City pay candidates campaign funds and prevent the use of private funds for campaign purposes or candidates are required to declare publicly all contributions made to their campaigns.
- (b) That elections be held annually.
- (c) That Aldermen, when elected, declare all income from and interest in companies doing development work.
- (d) Persons intimately concerned with rezoning matters be not allowed on any board or commission of the City.

The Chairman thanked all those persons for their presentations.

The meeting adjourned at approximately 10:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 14

PART REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION

A meeting of the Standing Committee of Council on Finance & Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, June 28, 1973 at approximately 1: 30 p.m.

PRESENT: Alderman Bowers (Chairman)  
Aldermen Gibson, Harcourt and Volrich

CLERK TO  
THE COMMITTEE: R. Henry

RECOMMENDATION

1. Renewal of Physical Asset Insurance

City Council on April 3, 1973, adopted recommendations of this Committee with respect to Physical Asset Insurance, which is renewable on August 1st, 1973. The Director of Finance was directed to ask three brokers to submit package insurance proposals, and the proposals deal with several plans of deductibles. This was contingent upon the Provincial Government's intentions regarding insurance.

The Director of Finance submitted a report dated June 27th, 1973 dealing with a topic, advising that the Provincial Government was not in a position to fill the City's insurance requirements. The report gave details on the submissions received from MacAulay, Nicholls, Maitland and Reed, Shaw, Osler; a third broker had withdrawn. As requested the brokers submitted their proposals showing the P.N.E. property coverage where possible.

The representatives from MacAulay, Nicholls, Maitland, who are the City's present brokers, spoke briefly in explanation of their submission.

Mr. D. MacDonald, the City's insurance consultant, also commented generally on statements made in the report.

The Director of Finance, although submitting the report for the consideration of the Committee, suggested that the most advantageous proposal is that of Reed, Shaw & Osler, with \$5,000 deductible, and \$10,000,000, first loss "All Risk", at a premium cost of \$77,374 per year on a three-year contract. This \$77,374 based on the current statement of values of approximately \$133,000,000 compares with the cost on the existing policy of approximately \$154,000 a year. The Director of Finance also pointed out that the P.N.E. property represents approximately 44% of the total. After further explanation from the officials present it was RECOMMENDED

THAT Council approve the proposal submitted by Reed, Shaw & Osler of \$5,000 deductible "All Risk Inclusion" at an annual premium cost of \$77,374 on a three-year basis.

Further RECOMMENDED

THAT with respect to the P.N.E. Assets, 44% of the annual cost of \$77,374 be charged to the P.N.E. (This in effect means that the City will be paying annually \$43,330 and the P.N.E. \$34,044.)

(Copy of the report from the Director of Finance dated June 27th is circulated for information)